

1214 HAMLET WAY, KINGWOOD, TX 77339

4 BD | 3.5 BA | 3,842 SQ. FT

OFFERED AT

\$629,500



To get listing info about this property, text
LIST4088833 to 800.701.6509

ABOUT THIS PROPERTY

Distinctive luxury home in exclusive gated golf course community of Barrington meticulously maintained. The home offers a relaxing & serene interior w/ significant upgrades & design including a spa like master bathroom, chefs kitchen w/ massive island, 8' doors throughout, secondary ensuite bedroom, windows providing natural light in each room & large media/game room. Outside enjoy a backyard oasis, relax in the new swimming pool w/ over 4ft Moss Rock waterfall, large sun shelf, hand cut & chipped flagstone & spa. A true entertainers dream with the oversized patio & fire pit with the large covered sitting area for kicking back & relaxing.



3,842

SQ. FT.



TIFFANY IMEL

Realtor
LIC# 731591

m: (281) 766-7654 | o: (817) 750-0012

e: tiffany@fadalbuchanan.com

w: www.FindHomesInGreaterHouston.com


FADAL-BUCHANAN
and associates
Real Estate Services

8101 Boat Club Road, Unit 201, Fort Worth, TX 76179

1214 HAMLET WAY, KINGWOOD, TX 77339

4 BD | 3.5 BA | 3,842 SQ. FT



TIFFANY IMEL

m: (281) 766-7654 | o: (817) 750-0012

e: tiffany@fadabuchanan.com

w: www.FindHomesInGreaterHouston.com

Welcome Home! 1214 Hamlet Way is a beautiful home with luxury throughout.

- 4 Bedrooms
- 3.5 Bathrooms
- Bonus Room
- Home Study
- Pool/Spa/Firepit
- 3 Car Garage
- 3842 Sqft
- Gated Community
- Cul-de-Sac Corner Lot
- Formal Dining 2014 Built by Toll Brother
- Finished Walk-in Attic Storage (3 car garage size)
- Dual AC /Heat Zones for Upstairs & Downstairs climate control

Upon entering your home, a warm foyer greets you with a bronze and glass chandelier lighting the entrance. Taking your steps into the home you are greeted by a view of your backyard through the large picture windows in the living room. To the left you have your home study with glass French doors leading you into your home study with dark wood floors and high ceilings. To the right of your entrance is your formal dining room with solid core French doors giving you option to transition room into a multi-purpose room with tile flooring, neutral wall and a modern ceiling fan and lighting keeps this room flexible.

- High Ceilings
- Crown Molding
- Modern Lighting
- Neutral "Agreeable Gray" walls throughout
- Dark Gray Slick Tile Flooring
- Warm Wood Flooring
- Neutral Carpet

The large chef's kitchen features a large center island that is oversized and gives you storage space underneath along with barstool seating for 5. You will enjoy cooking with all the counterspace giving you ample room to prep your meals. With the 5 Burner gas cooktop and double ovens you will have the envy of all kitchens. If you are a dish and gadget collector the beautiful cabinets from floor to ceiling gives you an abundance of storage along with the overside center island making this a great kitchen for entertaining. Not to worry while you are entertaining in the kitchen you also get to be a part of all of the fun. With open concept living and the large picture windows bringing in natural light and a view of the backyard and living room.

- Stainless Steel Appliances
- Floor to Ceiling Cabinets
- Large Vent Hood
- Pot Filler
- Glass Subway Tile Backsplash
- Granite Countertops
- Large Walk-in Pantry
- Frigidaire Professional Double Ovens & 5 Burner Gas Cooktop
- Frigidaire Stainless interior dishwasher
- LG French Door 36" Counter Depth French Door Refrigerator

1214 HAMLET WAY, KINGWOOD, TX 77339

4 BD | 3.5 BA | 3,842 SQ. FT



TIFFANY IMEL

m: (281) 766-7654 | o: (817) 750-0012

e: tiffany@fadabuchanan.com

w: www.FindHomesInGreaterHouston.com

Living Room features two story windows with picturesque view of the backyard and the view is gorgeous from enjoying the view of the waterfall flowing in the pool or the wildlife outside the forest is inviting and private backdrop to your corner of paradise. You can warm up with the gas logged fireplace and keep your memorable displayed on the built-in floating shelving and cabinets.

- Modern Lighting
- Built-in Cabinets with Floating Shelves
- Gas logged Fireplace
- Crown Molding
- Recessed Lighting

Primary Bedroom is on the first floor with a neutral color. The room has tray ceilings, crown molding along with private entrance to outside through glass French doors. The windows and French doors feature neutral colored custom roman shades. The on-suite is spa like with large neutral tile, floating vanity and a modern soaking tub. In addition, you have 2 closets a primary with built-in shelving and upper off-season racks along with secondary closet within bedroom.

- First Floor Primary Bedroom
- High Tray Ceilings
- Crown Molding
- Custom Roman Shades
- Private French Doors to Backyard
- Spa-Like On-Suite
- 2 Closets

Upstairs you will enjoy a large Bonus Room with bar/entertainment cabinet. In addition to 3 bedrooms. Bedroom 2 features full bathroom with linen closet, large walk-in closet with built-in shelving along with access to walk-in attic storage. Bedroom 3 & 4 share a jack-n-jill bathroom with double vanities and full tub/shower combo.

- Winding Staircase
- Iron Spindale
- Bonus Room
- Bar/Entertainment Cabinet
- 3 Bedrooms
- Full Bathroom & Jack-n-Jill Bathroom
- Walk-in Attic for Storage

A wonderful new feature is your new backyard, this is truly an oasis with a forest lining your iron fence on this corner lot tucking you into your own private space. Your new pool was a custom-built pool by All-Star Pools (June 2020). Your pool sparkles with the shimmering sea pebble tec finish giving you the color of swimming in your very own private lagoon. Landscaping was just finished with 3 varieties of palm trees and hand-picked plants like bird of paradise to transport you to you vary own oasis destination.

- Oklahoma Wister Multi-Color Flagstone hand cut for Spa & Firepit
- Hand chipped Flagstone Spa & Fire Pit giving you a smooth & natural look and feel.
- Stacked Flagstone Spillway hand chipped
- 4 Tons of Moss Rock Waterfall with Weepers & Beam Rock
- 3 Bubblers on your sun shelf
- Pea Gravel Decking
- Stamped Overlay Covered Patio
- Smart Phone App & Remote Control

1214 HAMLET WAY, KINGWOOD, TX 77339

4 BD | 3.5 BA | 3,842 SQ. FT



TIFFANY IMEL

m: (281) 766-7654 | o: (817) 750-0012

e: tiffany@fadalbuchanan.com

w: www.FindHomesInGreaterHouston.com

In addition, your backyard has been well planned to give you easy living with the following items added:

- Blackstar Gravel Walking Path
- Zoysia Grass newly installed in Backyard
- St. Augustine Grass newly installed in Front yard
- Updated Sprinklers & B-Hyve smartphone-controlled sprinklers
- Extra Parking & Sidewalk and Trashcan Pad
- Moss Rock Planters in Front yard & backyard
- Palm Trees & Lush Flower Garden
- Removable Pet Fence
- Doggy Door

The Barrington community in addition has wonderful amenities. The Manor House is the grand community hub that features library space, formal entertaining space with the baby grand piano. In addition to the bar and entertaining room perfect for large get together with friends and family that you can reserve. On a daily basis you also get to enjoy a wonderful gym, no more wasting time driving to a local gym the Barrington community gym has all of the machines and equipment needed. Needing a bit of a break, checkout the game room that features pool table, shuffle board, ping pong along with poker tables and tv's that are perfect for game days. The littles also have a great space with a playroom and art tables. Outside is a large community pool perfect for meeting neighbors. If you enjoy tennis then the lighted tennis courts will be a must see. Lastly, the Barrington is just a golf cart ride to the Kingwood Country Club where you can enjoy for a membership golf, tennis and social benefits.

Thank you for taking a moment to get to know 1214 Hamlet Way.

Previous Flooding History:

The home and community previously flooded during Hurricane Harvey in 2016. Previous flood damage has been fully remediated and inspected by the Texas State certified company that all remediation was complete. Since Harvey the home and community has seen no issues of concern with flooding which includes Hurricane Imelda last Sept 2019.