

134 Kendrick Pines Blvd.

SPECIAL FEATURES

FIRST FLOOR

FOYER

Inviting paneled double wood doors
Transom window
Engineered hardwood floors
Paint soft neutral tones
Crown molding
Decorative bronze chandeliers
Coat closet
Staircase with hardwoods, wrought iron balusters,
wood banister and handrails

STUDY

Crown molding
Paint warm custom tones
Twelve light French door
Engineered hardwood floors
Walk in closet
Possible fifth bedroom

DINING ROOM

Engineered hardwood floors
Crown moldings
Paint in bright neutral tones
Custom birch hardwood table

BUTLER'S PANTRY

Custom built in cabinetry with glass front display
cabinets and storage
Hardwood counter top
Built in under counter refrigerator
Engineered hardwood floors

FAMILY ROOM

Engineered hardwood floors
Remote controlled gas log fireplace with traditional
mantel, marble hearth and surround
Vaulted ceiling
Ceiling fan with light kit
Paint bright neutral tones
Bank of windows overlooking private backyard
Prewired for speaker system

GOURMET ISLAND KITCHEN

Engineered hardwood floors
Stainless five burner GE gas cook top
Built-in updraft vent hood
Stainless GE oven
Stainless GE Profile microwave oven
Stainless GE dishwasher with hidden control panel
Stainless GE Café Refrigerator
Double stainless undermount sink
Walk-in Pantry
Custom pendant chandeliers
Benedettini 42" cabinets with adjustable shelves
Generous counter and cabinet spaces
Recessed lighting
Granite countertops with subway tile backsplash
Island has massive breakfast bar

BREAKFAST ROOM

Expanse of windows
Decorative chandelier
Paint bright neutral tones
Engineered hardwood floors
Crown molding
Custom built-in mud storage unit with backpack hooks
Custom built-in seating with storage

MASTER SUITE

Crown molding
Ceiling fan with light kit
Engineered hardwood floors
Walls painted with warm custom tones
Wall of windows
Wall sconces

MASTER BATH

Ceramic tile floors
Granite counters with double undermount sinks
Custom framed mirrors with vanity lighting
Walk-in shower with glass enclosure
Free standing garden tub with Roman spray arm
Large picture window with privacy glass
Walls painted with warm custom tones
Private water closet
Built in medicine cabinet
Linen closet
Recessed lighting
Walk in closets

cont'd on back

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GUEST POWDER ROOM

Engineered hardwood floors
Pedestal sink
Custom framed mirror
Custom vanity lighting
Walls painted with warm custom tones

LAUNDRY ROOM

Ceramic tile floors
Washer and electric/gas dryer connections
Built in storage cabinets
LG High Efficiency Front Load Washer/Dryer with Pedestals

SECOND FLOOR

GAMEROOM

Ceiling fan with light kit
Expanse of windows
Engineered hardwood floors

UPSTAIRS SECOND BEDROOM

Walls painted in bright tones
Engineered hardwood floors
Closet with double doors

GUEST BATHROOM

Cultured marble counter with undermount sinks
Built in cabinetry
Ceramic tile floors
Custom framed mirrors
Vanity lighting
Tub/shower with tile surround
Linen closet

UPSTAIRS THIRD BEDROOM

Engineered hardwood floors
Walls painted with soft, warm tones
Walk in closet

JACK-N-JILL BATHROOM

Ceramic tile floors
Cultured marble counters with undermount sinks
Built in cabinetry
Large mirror
Vanity lighting
Linen closet
Tub/shower with ceramic tile surround

UPSTAIRS FOURTH BEDROOM

Custom paint in warm tones
Engineered hardwood floors
Walk in Closet
Bunk Bed

GARAGE

Two car detached garage with alley access
Sheetrock finished and painted
Automatic garage door opener

OTHER FEATURES

J. Kyle Homes built 2019 (Tax records reflect 2018; however, home not completed and moved in by original owners until 2019)
Master planned community
Cement board exterior
Frontage located on quiet interior boulevard street
Covered front porch with slate floor, recessed lights and two decorative wall scones
Eight foot interior and exterior doors
Zoned 15 SEER air-conditioning and heating system (2 separate systems)
Touchscreen programmable thermostats
Gutters and downspouts
Security system
Smoke alarms
Professionally landscaped yard with mature trees with stacked stone around primary beds
Large custom built storage shed
Sprinkler system
Fully fenced backyard
Expanded covered patio
Radiant barrier roof decking
Vinyl double pane, Low-E windows
Highly acclaimed Tomball schools
Amenities – The Woodlands – Lifestyle Living in Creekside/ Liberty Branch area - Includes acres of lakes, nature trails, pools & splash pad, greenbelts. Walking distance to Fleming Park & Aquatic Center

Many nearby neighborhood conveniences – the shops feature big-box retailers, specialty stores and casual eateries less than 1 mile away.

Located in Northwest Houston with great access to Grand Parkway and Interstate 45 with easy access to most work corridors.