

## **ATTRIBUTES AND UPGRADES**

**2503 Autumn Garden Ct  
Kingwood, TX 77345**

Kings Point Estate home on private large lot at the base of a cul de sac and at greenbelt heading to East End Park

4476 square ft, 2 story with 2 staircases

Built in 2000

3 car garage – full size not tandem

Amazing custom floor plan offering plenty of open family and entertaining space along with bedroom privacy nooks

Tall ceilings and bright large windows throughout offering plenty of natural sunlight

5 Bedroom plus BONUS / FLEX room which could be 6<sup>th</sup> bedroom or a great ZOOM or GAMING room

4 full baths

2 bedrooms and 2 full baths down with Guest suite or Mother-in-law suite on opposite side from master suite

3 bedrooms (or 4) up along with 2 full baths, gameroom and upstairs terrace

Large open kitchen with granite counters, brick inlay, SS appliances and sink including upgraded sink faucet with water purifier (Appliance and sink 2018)

Gas stove and oversized pantry

Huge kitchen island with great elevated counter eating area giving you plenty of counter space for cooking, entertaining or everyday family time

Beautiful maple cabinets and plenty of them allowing for simplified kitchen storage

Open and bright breakfast nook for kitchen table

Full size office with built-in desk and bookcases on first floor with French doors

Beautiful custom master bath remodel in 2018. Bath includes granite counters, tile floors, dual sinks, jacuzzi tub, oversized glass and tile shower with rain head, plenty of cabinets and drawers

Private master suite

Designer master closet

Full size formal dining room

Stone inlay accented family room with stunning stone wall fireplace - open to oasis backyard

Genuine hardwood and tile flooring down, carpet up

Ambiental speakers in living room and outdoor speakers in upstairs terrace

Upstairs gameroom

Dedicated small office space upstairs ideal for work or study

Upstairs terrace overlooking backyard pool

Upstairs bedrooms are large – 2 with Jack and Jill bath

ZOOM room / flex room / 6<sup>th</sup> bedroom up – it has a closet and window

Plantation styled wood blinds newly installed in master bedroom, front entrance door, office, and formal dining room (2018)

Large inviting backyard pool – heated with hot tub and no back neighbors

Recently replaced cedar fence

Outdoor entertaining area in backyard

Plenty of green space and privacy with nothing but trees out lots of the windows

Rachio full yard Smart Sprinkler System

Floored walk-in attic

Smart AC system, 2 units, one up and one down. Larger downstairs unit compressor replaced 2020

Huge and many closets all throughout the storage for easy clutter free living. Amongst others, this includes 2 blanket / linen closets upstairs and 2 very large storage closets under each stairway for all the seasonal items or organizing that suits your needs

Never flooded

Zoned to Willowcreek Elementary, Riverwood Middle School and Kingwood High School

Prestigious community with access to Deerwood County Club, Kingwood County Club, YMCA, churches, HEB, eateries, jogging and biking trails an so much more !