

2510 KINGSATE FOREST DRIVE

FIRST FLOOR

FOYER {7'7" X 29'6"}

Inviting leaded and beveled glass wood door with side light and oversized transom window
Staircase with neutral carpet, ornate wrought iron balusters, wood banister and handrails
Two story ceiling heights
Wall paint in soft neutral tones
Engineered hardwood floors
Decorative bronze nine light chandelier
Coat closet

STUDY {9'11" x 13'5"}

Crown molding
Custom wall paint in warm tones
Custom draperies
Levolor honeycomb shades
French doors with 15 light glass panels
Engineered hardwood floors

DINING ROOM {10'2" X 14'11"}

Engineered hardwood floors
Custom draperies
Levolor honeycomb shades
Decorative bronze nine light chandelier
Custom wall paint in warm tones

FAMILY ROOM {19' X 21'}

Gas/Woodburning fireplace with traditional cast stone mantel and hearth with gas starter
Ceiling fan with light kit
Wall paint in warm neutral tones
Transom windows with remote motorized Levolor honeycomb privacy shades
Bank of windows with custom draperies and Levolor honeycomb privacy shades
Door with glass panel leading out to back patio
Prewired for speaker system
Two story ceiling heights
Travertine tile flooring

GOURMET ISLAND KITCHEN {14'3" x 14'9"}

Travertine tile flooring
Stainless five burner GE Profile gas cook top
Built-in updraft vent hood
Stainless GE Profile self-cleaning electric oven with convection
Stainless GE Profile microwave oven with turntable
Stainless Whirlpool dishwasher with hidden control panel
Double stainless undermount sink
Drinking water filtration system – reverse osmosis

Walk-in pantry with custom shelving (Pantry 5' x 5'11")
42" cabinets with adjustable shelves
Two pots and pans storage drawers
Generous counter and cabinet spaces with pull out trash can cabinet
Recessed lighting, under cabinet lighting and pendent lighting
Granite countertops with custom waterfall edge, travertine tile backsplash and decorative inlays
Built-in island has granite counters with custom waterfall edge, good storage and electrical outlet

BUTLER'S PANTRY/DRY BAR {3'9" x 5'4"}

Built-in cabinetry
Under cabinet lighting
Wall paint in warm neutral tones
Granite countertop with travertine backsplash and decorative inlays
Travertine tile flooring
Door to Garage

BREAKFAST ROOM {9'8" x 10'5"}

Recessed lighting
Wall paint in warm neutral tones
Travertine tile flooring
Decorative six light bronze chandelier

MASTER SUITE {12'11" x 18'8"}

Ceiling fan with light kit
Neutral carpeting
Wall paint in soft warm tones
Wall of windows with backyard views
Decorative window cornice
Levolor honeycomb shades
Separate sitting area

MASTER BATH {12'10" x 12'8"}

Travertine tile floors
Granite counters with dual undermount porcelain sinks plus vanity
Oversized beveled mirror with vanity lighting
Built-in medicine cabinet
Walk-in shower with travertine tile surround, bench seat and glass enclosure
Garden tub
Large picture window with privacy Levolor honeycomb shade
Private water closet
Painted tongue and groove pine board ceiling
Crown molding
Custom wall paint in warm tones
Large walk-in closet with built-in shelving

Debbie Callan 713.851.5100

REALTOR® Associate Debbie.Callan@Sothebys.Realty

Martha Turner | Sotheby's
INTERNATIONAL REALTY

© MMXVIII Sotheby's International Realty, Inc. All Rights Reserved. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc. Equal housing opportunity.

GUEST POWDER ROOM {4'9" x 5'1"}

Travertine tile floors
 Pedestal sink
 Framed mirror
 Vanity lighting
 Custom wall paint in warm tones

LAUNDRY ROOM {6' x 10'6"}

Travertine tile floors
 Washer and electric/gas dryer connections
 Dryer to remain
 Built-in storage cabinet and hanging rack
 Built-in storage unit with shelving and backpack hooks
 Additional space for refrigerator/freezer

DOWNSTAIRS GUEST SUITE {10'4" x 15'9"}

Neutral carpeting
 Wall paint in warm neutral tones
 Levolor honeycomb shades
 Walk-in closet

ENSUITE BATH {5' x 8'}

Granite counters
 Travertine tile floors
 Mirror with vanity lighting
 Built-in cabinetry with undermount porcelain sink
 Built-in medicine cabinet
 Tub/Shower with travertine tile surround

Garage - Tandem {14'3" x 9'10" (L x W), Main 20'5" x 18'11" (L x W).}

Three car tandem attached garage
 Insulated garage and garage doors
 Sheetrock finished and painted
 Automatic garage door opener Chamberlain Smart Belt Drive with MyQ App for WiFi and Bluetooth (New 2021)
 Garage electrical upgrades – four 20 amp GFI Circuits; Eaton Surge Protector (Whole House); Eaton Surgetrap; LED lighting for Workshop Area
 Custom built-in mud storage unit with shelving and backpack hooks
 Custom ceramic tile flooring

SECOND FLOOR**SECOND FLOOR LANDING**

Neutral carpeting
 Access to Texas basement

UPSTAIRS THIRD BEDROOM SUITE {10'11" x 13'5"}

Neutral carpeting
 Walls painted in soft warm tones
 Custom stenciled wall in soft, warm tones
 Levolor honeycomb shades

ENSUITE BATH {5' x 8'}

Travertine tile floors
 Granite counters with undermount porcelain sink
 Tub/shower with travertine tile surround
 Built-in cabinetry
 Built-in medicine cabinet
 Large mirror
 Vanity lighting
 Walk-in closet

UPSTAIRS FOURTH BEDROOM {10'9" x 13'10"}

Neutral carpeting
 Walls painted in soft neutral tones
 Levolor honeycomb shades
 Walk-in closet

GUEST POWDER ROOM {5' x 8'7"}

Granite counter
 Travertine tile floors
 Mirror with vanity lighting
 Built-in cabinetry with undermount porcelain sink
 Built-in medicine cabinet
 Tub/shower with travertine tile surround
 Linen closet located in hallway outside this powder room
 This bathroom also serves as upstairs guest powder room

GAMEROOM {14'6" x 16'}

Expanse of windows with custom draperies
 Neutral carpeting
 Walls painted in warm neutral tones
 Separate sitting area
 (Pool Table available privately-contact listing agent for details)

MEDIA ROOM OR FIFTH BEDROOM {11'8" x 16'2"}

Walls painted in warm custom tones
 Neutral carpeting
 Recessed lighting
 Closet
 Prewired for surround sound
 Access to additional Texas basement and whole house water filtration system

OTHER FEATURES

Perry Homes built 2012, original owners
 Firethorne master planned community
 Brick exterior – Front elevation all brick, sides and back are brick to second story with cement board on upper story
 Frontage located on quiet interior street
 No back neighbors
 Raised and paneled interior and exterior doors
 Travertine tile flooring 20" x 20" - all tiled areas throughout the home
 All secondary bedrooms and gameroom are blocked and prewired for ceiling fans
 Zoned 16 SEER Carrier air-conditioning and heating system (2 separate systems)
 Carrier touchscreen programmable thermostats
 Structured wiring with CAT 5 and RG 6 wiring
 Gutters and downspouts
 Security system prewired
 Smoke alarms
 Professionally landscaped front and back yards with mature trees and stacked stone around primary beds
 Expanded and stamped patterned concrete front walkway
 Flagstone walkway joins front to back yard through lockable gate
 Sprinkler system with rain guard-10 zones
 Fully fenced backyard
 Expanded covered patio (21' x 50') with two ceiling fans, stained cedar tongue and groove ceiling and stamped patterned concrete by Sahara Construction 2013
 Plumbed for outdoor gas grill

OTHER FEATURES (cont'd)

Two large lighted and decked Texas basement attic spaces
for additional and convenient storage (9' x 18') and (14' x 19')

Techshield radiant barrier roof decking

2021 Roof – replaced in 10/26/21 by United Roofing Systems
– 30 year shingles

Pentair whole house water filtration system

High-efficiency insulated low-E glass vinyl windows

Highly Acclaimed Lamar Consolidated Schools –
Lindsey Elementary, Roberts/Lehman Junior High School,
Fulshear High School

Homeowners Association – Firethorne Community
Association - \$800.00 Annually- Management office –
281-693-0003 – Margaret Sparkman; Katheleen Oakley

Web address – <http://www.firethornecai.com>

Firethorne Amenities – Include acres of lakes, nature trails,
recreational pool, competitive swim center, tennis & pickle
ball courts, sports fields, greenbelts, fitness center and
clubhouse

Many nearby neighborhood conveniences – features include
big-box retailers, specialty stores and casual eateries less
than 1 mile away

Located in West Houston with great access to Interstate 10,
the Westpark Tollway and the Grand Parkway with
convenient access to most work corridors