



24511 Yorktown Heights
 Porter, TX 77365
 (Oakhurst at Kingwood)
 MLS#



\$465,000

4 Bed, 3.5 Bath, 3 Car, Study
 Large Game Room, Large Floored Attic,
 3380 sq. ft. house,
 Golf Course Lot (1st green)

Call Steve Kinney now
 (832)477-5759



A GREAT HOME ON A FABULOUS GOLF COURSE

LOT!!! This 3380 Sq. Ft. luxury home has it all. Open floor plan. Soaring ceilings. Easy care tile throughout downstairs living space, baths, laundry. Wood floor in study & dining room. Non-slip tile on patio. Granite countertops. Two-story family room. Huge game room accommodates full sized pool table AND furniture. Two-story family room & entry. More than 230 Sq. Ft. of floored walk-in attic. Upgraded interior lighting +LEDs. Outdoor security lighting on all 4-sides. First fairway & green in back and on side. Zoned A/C & heat. 6-Zone sprinkler system. Whole-house water filter and water softener. Plus, **LOCATION, LOCATION, LOCATION!** Greenspace & gazebo, with play area across the street. Golf course on 2 sides. About three minutes to Hwy 59 access road. Great visibility, for security. New Caney ISD (93.8% 4-yr graduation rate). NO Houston Taxes --- Pool table negotiable. (More details on location at <http://aqceed.com/24511>)

Property Features

<ul style="list-style-type: none"> • Single Family • Exterior: Brick & Stone with limited Hardiplank • Golf Course Lot (back & side) • County: Montgomery • Subdivision: Oakhurst at Kingwood • Year Built: 2008 (1st owner) • 4 bedrooms • 3.5 baths incl. large master bath • Approximately 3380 sq. ft. • Two story • Type: Free standing • Style: Contemporary • Master Bedroom 14'5" x 17'7" • Family Room 15'7" x 19'8" • Dining Room 12' x 13' • Game Room 14'6" x 19'5" • Study 13'9" x 10'8" • Kitchen 21'10" x 13'10" • Breakfast Nook 6'11" x 13'10" • 3 Additional bedrooms • Large pantry • Covered Patio • Large Covered Front Porch • 3-Car Tandem Garage • 2-Part Epoxy garage floor • Walk-in, well lighted Attic with more than 230 sq. ft. floored • 2 more attic access points with more floored space • Beveled Glass Front Door (replaced 2019 - 3/4 Light) 	<ul style="list-style-type: none"> • Commercial-grade Cipherlocks with pick-proof digital keys • Dual-Pane Thermal Windows • Gas Fireplace with Remote • Plantation Blinds throughout • Ceiling Fans throughout • Dual-Pad Alarm System (perimeter and interior, with phone connection) • Smoke and CO2 Detectors (2019) • Wired for Surround Sound • Upgraded Chandeliers and lots of custom lighting • Upgraded Ceiling Fans • Easy-care Tile in entryway, living room, kitchen, baths & utility room • Wood Floor in study & dining room • SS appliances incl. refrigerator, oven, microwave, dishwasher, + ceramic top electric range (plumbed for gas), washer & dryer • Granite breakfast bar and countertops with Tile backsplash • Under-cabinet 3-way Lights • Accent Lights above cabinets • Master bath includes Dual Sinks, Shower and Whirlpool • PEX Water Pipes with Manifold • Whole-house Water Filter and Water Softener since original move-in • Pressurized Reverse Osmosis water at kitchen sink • ThermoPly® roof means cooler attic 	<ul style="list-style-type: none"> • Dual Zoned A/C & Heat • Non-slip Porcelain Tile on Patio • Misting System on patio • Dual in-line Water Heaters • Gutters on all four sides feed to French Drains • 6-zone Sprinkler System • Gate to back yard on <i>both</i> sides • Game Room is large enough for full sized pool table AND exercise equipment, a bar, or furniture (pool table negotiable) • Dusk-to-Dawn Outdoor Security Lights on all four sides • Street light across the street means additional security • Attic behind game room easily convertible to tiered home theater • 3rd Garage easily convertible to 5th bedroom or home theater • Sits on First Green (cart path on opposite side of fairway) • Pass no residential driveways from freeway access road to home • Approx. 35 minutes to Downtown, at rush hour NOT using HOV • Cluster mailbox across the street from house next door • More than 600 Spare Original Bricks, plus Spare Indoor and Outdoor Tile • Hurricane Boards (for most windows) • Maintained by OCD engineer 😊
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For more Information and photos, visit: <http://aqceed.com/24511>

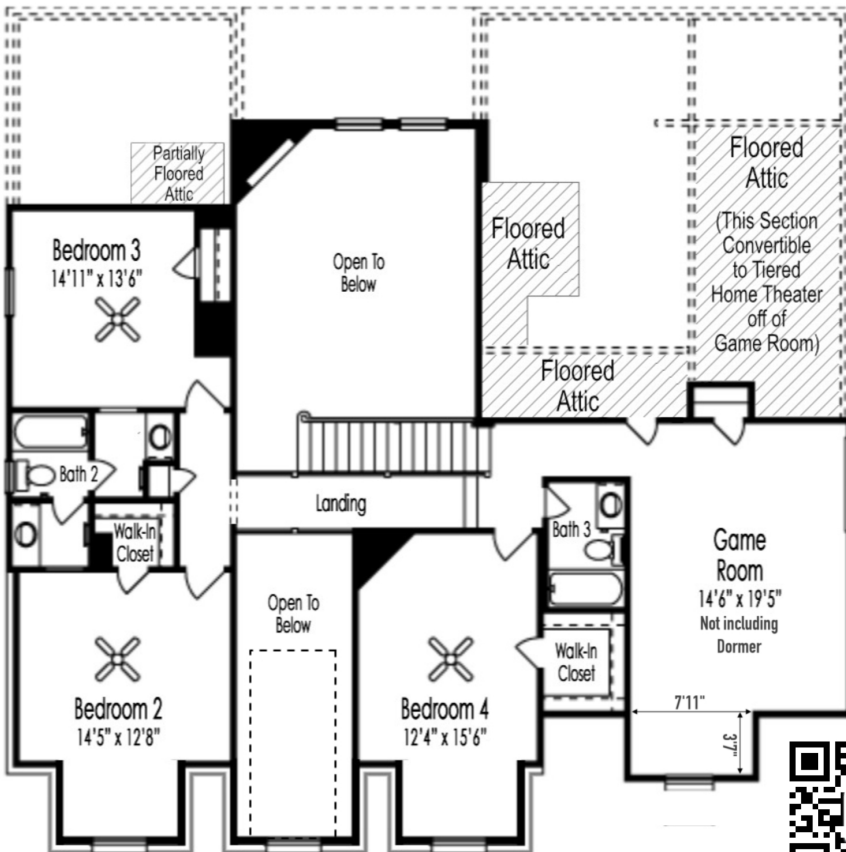
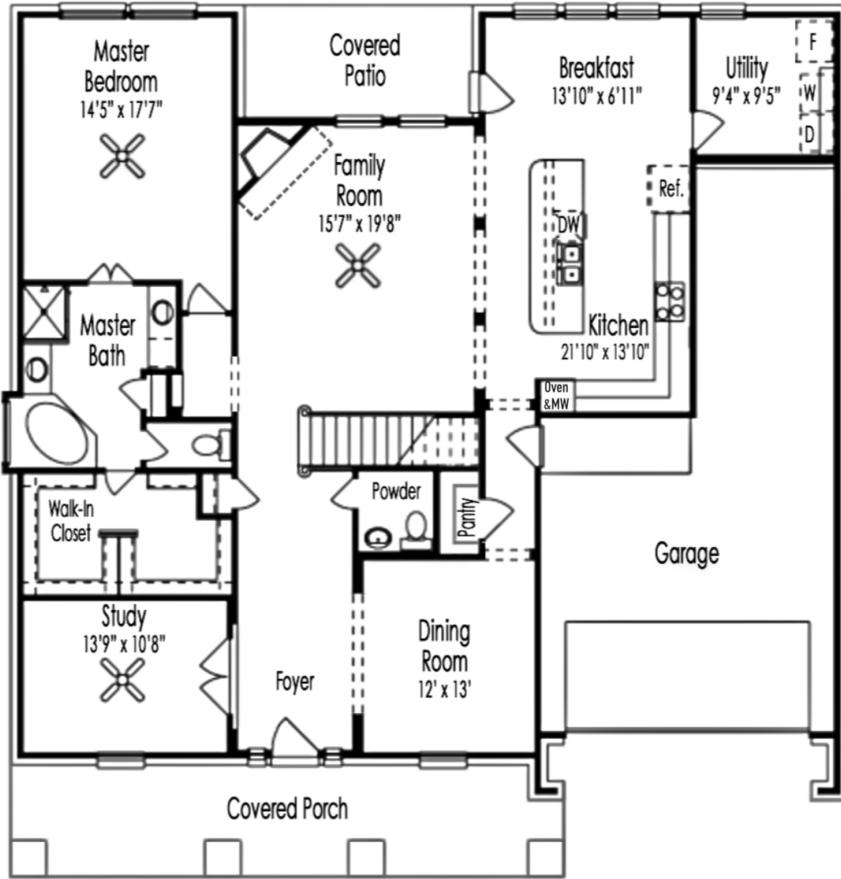
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(Floor Plan on Back)

Floor Plan (drawing and dimensions taken from Lennar Homes literature)

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Back Yard Panorama



Learn more about this great home now, at <http://aqceed.com/24511>