

Attributes and Upgrades
6010 Trinity Isle Ct
Kingwood, TX 77345

Beautiful 4410 sq ft Estate home on over ½ acre in prestigious The Pointe of Kings Point subdivision of Kingwood

Kingwood is a Master planned community and home to Kingwood and Deerwood Country Clubs offering plenty of highly rated golf along with dining, events, tennis, fitness, pickleball, and pools.

Private cul de sac street with no back neighbors

Custom, spacious story and a half floor plan built by Wyndham in 1994

Great flow for entertaining and allowing privacy to everyone in the home

Master suite and Guest/Mother-in-law suite with private baths are both down and on opposite sides of the house. Guest suite has it's own exterior access door

4 bedrooms (2 up and 2 down), 3 ½ baths

Private study or office, formal dining, formal living, den and gameroom – that's 3 living areas allowing for plenty of flexible living space

Pier and beam foundation

Stucco replaced approximately 2007. Replaced EFIS with stucco

Roof replaced approximately 2010

2 water meters – one for house and one a dedicated irrigation meter which was installed in 2010

Backyard is it's own private oasis with:

-Lagoon styled pool with waterfall

- PebbleTec surface (2010)
- Pool equipment upgrade 2011
- 16 ft gazebo with electrical and fan
- Large custom fireplace (2015) and expanded patio with Belgard pavers (2014/2015).
- No back neighbors
- Property backs to the greenbelt.

3 car garage with one bay completely separated

Upstairs has 2 large bedrooms, Jack n Jill full bath and gameroom with built-in entertainment center, and large wet bar with sink, counter space, cabinets, and icemaker

Bright house with tall ceilings, 8 ft doors, floor to ceiling plate glass windows, tray ceilings, rope lighting, crown molding, half circle windows, and arched doorways throughout, all offering unique architectural detail

Kitchen has significant updates and includes:

- Custom walnut island (2012)
- Blue Star 5 burner gas cooktop with pop-up vent (2012)
- Bosch dishwasher (2012)
- Custom farmer's style Blanco sink (2016)
- Sub Zero refrigerator (2015)
- Soap stone counters (2016)
- Double Jenn-Air oven
- French style kitchen windows
- Custom cabinets with pull-out drawers for ease of storage and use
- High-end nickel fixtures and hardware (2012)
- Hidden slide out counter space with electrical outlet for coffee maker, smoothie maker or your choice

Master Suite with private entry to the backyard, genuine hardwood floor, sitting area, tray ceiling and lights, and built-in cabinet for hidden TV. Remodel to master bath (2021)

Master bath remodel includes:

- Marble floors and shower tile

- Quartz counters with dual sinks
- Custom cabinets and self-closing drawers
- Oversized, glass door shower with Rainhead and handheld shower heads
- High-end fixtures and hardware
- Huge master closet with new carpet and plenty of custom built-ins

Master bath also has a Jacuzzi garden tub with back waterfall

Open kitchen to den layout for ease of living and entertaining.

Den has floor outlets for decorating simplicity

Full sized traditional study/office with French doors, hardwood floor and wall of built-ins

Two fireplaces (gas log and wood burning) – Both marble - one in den with kitchen and one in formal living at entry.

Genuine hardwood and slate flooring in common areas and study. Marble in formal entry, master bath, and guest suite bath. Master bedroom is hardwood. Living room, guest suite and upstairs are carpet

Formal, marble floor entry opens to formal living /sitting area with tall ceilings, bold windows and fireplace

Formal dining with sprawling views of pool and yard. Formal dining area also includes 9 ft granite counter space with glass door cabinets, brass sink wet bar and electrical outlet. All making entertaining or storage for your formal dinnerware easy

Wine nook with full sized wine refrigerator (holds about 60 bottles) and accompanying wine glass cabinet that stays with the house. Room has a marble floor

Large first floor utility room with sink, cabinets, shelves and it's own French styled window

Plantation shutters throughout

Upstairs is situated privately. The bedrooms are large, bright, and have plenty of closet space. The Jack and Jill full bathroom offers private vanity areas and cabinets for easy sharing. The gameroom / flex space could easily be a room for kids, another living area, a workout room or anything that suits your needs especially with it's own wet bar area.

Staircase is not visible at entry to the house. Nice wood stairs with delicate lights.

Outdoor fireplace has it's own gas meter. That meter is situated close to the electrical box which would make it super easy to install a whole house generator in the future.

Outdoor landscape lighting in the trees and theater styled lights along the poolside steps (2012). Back gutters installed (2014)

3 Trane AC units. Master bedroom living room, 2T 16 seer, (2016).
Kitchen/den/guest suite (2014/2015). Upstairs (2014/2015)

2 hot water heaters replaced 2013/2014

Large utility/mudroom off garage. Pottery Barn mudroom shelves and bench stay with the house

Storage closets and cabinets and large and everywhere

Attic access in 3 places

Radiant heat barrier attic

Professionally landscaped and pleasant curb appeal

Nine (9) zone sprinkler system

Never flooded

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

Greenbelt community with paved hike and bike trails throughout entire neighborhood

Access to neighborhood pools, parks, tennis courts, and boat launch to Lake Houston

Close proximity to HEB, Town Center, shopping and eateries, YMCA, Lifetime Fitness, churches, movies, and country clubs.

All information is to best of knowledge of the Sellers. It is deemed accurate but not guaranteed. Please verify if it is important to you.

