

AMENITIES

FRONT FACADE

- Charming red brick
- Handsome black shutters
- Brick-bordered walkway
- Brick-lined garden
- Covered entry with Colonial Revival doorway with coach lamps
- Glass paned double doors
- Dormer windows
- Heavily wood with mature trees
- Wrought-iron driveway gate with automatic access

FOYER

- French Empire chandelier
- Solid wood distressed flooring
- Crown molding

DINING

- Open to living room and family room
- Wall of arched windows overlooking pool
- Two Colonial Revival chandeliers
- Custom buffet cabinet with glass fronts and storage
- Solid wood distressed flooring

LIVING

- Wall of windows overlooking pool
- Gas log fireplace with granite surround and Colonial Revival mantle
- Glass front upper and cabinet lower built-ins flank the fireplace
- Two ceiling fans
- Crown molding
- Solid wood distressed flooring

FAMILY ROOM/MEDIA

- Bead board ceiling with beams
- Ceiling fan
- Built-in storage with beverage cooler, ice machine and sink
- Solid wood distressed flooring
- 82" smart TV conveys

DEN/BREAKFAST ROOM

- Located adjacent to kitchen
- Brick gas log fireplace with rustic wood mantle flanked by windows overlooking back yard
- Theatre room quality surround sound
- Crown molding
- Natural light
- Solid wood distressed flooring
- Ceiling fan
- Mounted TV conveys

POWDER/POOL BATH

- Located just inside the screen porch
- Quartz vanity with vessel sink

STUDY

- Solid wood distressed flooring
- Traditional wood paneling
- Double French doors
- Upper and lower storage
- Window overlooking backyard
- Ceiling fan
- Crown molding
- Large walk-in storage closet

KITCHEN

- Quartz countertops
- Shaker cabinetry
- Rectangular cage chandelier
- Island with seating and contrasting wood countertop
- Panel-front refrigerator
- Stainless steel appliances
- Apron-front sink
- Adjacent to den seating area
- Drawer cabinets for efficient storage
- Six-burner gas cooktop with griddle
- Pot filler
- Classic white subway tile
- Custom vent hood
- Double ovens
- Multiple shaker-front pantry storage

AMENITIES

LAUNDRY

- On-trend rectangle tile flooring
- Quartz countertop
- Under-mount sink
- Abundant amount of storage

PRIMARY BEDROOM

- Large 24' x 18' room
- Solid wood distressed flooring
- Triple bay windows overlooking yard
- Custom built-in TV cabinet with abundance of storage
- Ceiling fan
- Crown molding

PRIMARY BATH

- On-trend rectangle tile flooring
- White shaker cabinetry
- Quartz countertops
- Tower storage
- Dual low-rise vessel sinks
- Doorless shower space
- Ceiling fan
- TV conveys
- Large soaking tub with Quartz surround
- Glass block windows
- Two large custom closets with built-in dressers, shoe storage, packing station & pulldowns

GAME ROOM

- Huge room with four windows overlooking Cove Lake
- Plush carpeting for sound resistance
- Half bath
- Ceiling fan
- Large storage room off game room

SECONDARY BEDROOMS

- Solid wood distressed flooring
- Some with built-ins
- Ceiling fans
- Walk-in closets

SECONDARY BATHROOMS

- Granite counters
- Under-mount sinks
- Oil-rubbed brass fixtures & hardware
- Combination tub/showers

OUTDOOR KITCHEN

- Granite countertops
- Brick backsplash
- New grill
- Covered with bead board ceiling
- Storage
- Water view of Cove Lake

SCREENED PORCH

- Brick walls & floors
- Lower brick surround
- Bead board ceiling
- Ceiling fan
- Outlet for TV

COVERED PATIO & BACKYARD

- Large covered patio with 3 ceiling fans
- Pebble decking
- Mature trees
- Beautifully maintained landscaping
- Irrigation system (connected to water well)
- Gazebo with stone/pebble walkway, landscaping & ceiling fan overlooking the Cove Lake
- Wrought-iron gate overlooking the Cove Lake
- Walking trail for Kings Point Village

POOL

- Connected to water well saving water utility fees
- Relaxing spa
- Elevated steps to diving board
- Underwater seating
- Overlooks the Cove Lake
- Large pebble decking for various pool furnishings
- New heater in 2023

AMENITIES

MECHANICALS

- Generac whole-home generator
- Water well for landscaping
- Water softening & filtration system
- Mosquito system
- HVAC replaced in 2018
- Duct cleaning on all 4 HVAC units - 2023

OTHER

- Dual staircases with wood treads
- Roof is 5 years old
- Double-paned windows - 2018
- Central sound system with individual volume controls
- Plantation shutters throughout
- Built-in homework station with storage upstairs
- Three-car garage
- Abundance of storage

LOCATION

- Cul-de-sac street
- Private water views of Cove Lake
- Five golf courses in Kingwood
- Zoned to highly-rated public schools:
 - Willow Creek Elem. - "Excellent" | .9 miles
 - Riverwood Middle - "Excellent" | 1.8 miles
 - Kingwood High - "Excellent" | 4.8 miles
- 1.3 miles to Kingwood Drive
- 7 miles to Highway 59/69
- 15 miles to Sam Houston Tollway
- 18 miles to Hardy Toll Road
- 20 miles to I-45