

**Attributed and Upgrades
3915 Forest Village Dr
Kingwood, TX 77339**

2503 sq ft, 2 story in desirable Hunters Ridge Village of Kingwood

5 bedrooms PLUS 2 living areas and formal dining (offering plenty of FLEX space) to suit personal needs

5th bedroom uniquely accessible through the Master Bedroom along with through the hallway, lending itself to a nursery, office, workout room or your choice

Open floorplan kitchen to den

2 living areas on first floor

Formal dining room easily accessible to kitchen

2 ½ baths

Plenty of large windows allowing plenty of natural light

Workshop with electrical built as an extension to the garage (including common roof so the look is completely transparent) – 8' x 16'. Workshop is insulated. Shelving units and workbench stay with the house. Workshop was HOA approved and not visible from the street. Additional Rubbermaid portable outdoor equipment shed also stays with the house

Two HVAC units (2019) – furnace, compressor and attic duct work all replaced. Upstairs unit is 2 ½ T, and downstairs is 2T.

Whole house surge protector (2020)

Generator plug installed (2020)

Fresh exterior paint (2018)

All exterior wood replaced with Hardi plank siding (2004)

Roof replaced in 2004 – 30 year Owens Corning

Hot water heater replaced approximately 2015

Open and bright kitchen with double oven, gas stove and stainless steel sink. Large pantry, breakfast room with bay window and built-in desk.

Coffee bar with it's own sink

Master bedroom freshly painted (2023) with ensuite bath.

Master bath with garden jacuzzi tub, dual sinks, separate glass door shower with waterproof barrier, cultured marble counters and 2 master closets

Pergo flooring in 4 of the 5 bedrooms. Additional boxes of same flooring for 5th bedroom stays with the house

Plenty of closet space throughout home including linen closets and under stairway closet for easy living and organizing

2nd full bath with dual sinks, tub/shower and cultured marble counters

Large utility room downstairs with built in cabinets

Full size 2 car garage

Full yard RainBird sprinkler system - controller box replaced approximtely 2019

Large and fully fenced backyard with mature trees for kids or family get togethers

Extended cement patio along entire back of house along with pleasant porch in front of home

Gas log or wood burning fireplace

Zoned to highly desirable Bear Branch Elementary, Creekwood Middle School and Kingwood High School

Kingwood is a Master Planned community offering neighborhood pools, hike and bike greenbelts, parks, tennis courts, baseball and soccer fields, sand volleyball court, and private neighborhood boat ramp for fishing and/or recreational boat use of San Jacinto River and Lake Houston. These are all part of your HOA and Trail fee dues.

Kingwood is home to Kingwood and Deerwood Country Clubs within the neighborhood for highly acclaimed golf (5 courses), tennis and pickleball courts, swimming, dining and fitness. Membership required.

Home is located towards the front of Kingwood allowing for a short drive to Hwy59/ I69, the Grand Parkway and Intercontinental Airport

Minutes from HEB, Kroger, restaurants, Deerbrook Mall, movie theaters, Kingwood Town Center and more.

Never flooded and immaculately kept

All information is deemed accurate to best of seller knowledge but not guaranteed.