

Attributes and Upgrades

1611 Sheltering Oaks Ln

Kingwood, TX 77345

5262 sq ft home PLUS 439 sq ft casita/guest quarters for a total of 5701 sq ft of living space

21,106 lot size (almost half-acre)

Located in highly sought after THE POINTE OF KINGS POINT in the Master Planned community of Kingwood (home of Kingwood Country Club and prestigious Deerwood Golf Club)

Large, private backyard pool (33,000 gallons) with family sized spa, deep seat, lights and a true deep end. Pool measures 36' x 19.6', and goes from 3.5 ft – 9 ft.

5 BEDROOMS – Master suite down and 4 bedrooms plus a bonus/flex room upstairs

4 ½ bathrooms

3 ½ bathrooms are in the main house and 1 full bath in the guest quarters/casita

3 LIVING AREAS – Den and living room downstairs AND a large upstairs GAMEROOM/MOVIE ROOM

Open floor plan kitchen to den with tall ceilings throughout and trey ceiling in living room

Enclosed, air conditioned and heated SUNROOM with ceramic slate tile flooring and a wall of large windows overlooking the pool. It's 49 x 10 and enclosed in 2005.

PRIVATE GUEST QUARTERS / CASITA with full bath and separate poolside entry. 439 sq ft with terracotta tile flooring for ease of use. This bright and sunny space has endless possibilities to use for whatever you enjoy or suits your family's needs.

FOUR BEDROOMS PLUS BONUS/FLEX ROOM upstairs designed with a split plan divided by the gameroom. One bedroom with en-suite bath for additional private guest suite, and adjacent bonus/flex room. Three bedrooms on opposite side of game room – two of them share a Jack n Jill full bath, and also offers hallway entrance. All bedrooms with vaulted ceilings offering architectural enhancements

Remodeled Chef's kitchen with:

- Ceasar stone counters (2008)
- Large island with deep sink
- 5 burner gas stove (2014)
- Double oven (2014)
- Dishwasher (2023)
- Trash compactor (2014)
- Tons of counter and cabinet space
- Slide drawers
- Custom limestone backsplash (2014)
- Under counter lighting
- Over counter lighting
- Designer pendant lights
- Large pantry
- Breakfast room with large built-in desk

Downstairs PRIVATE OFFICE with built-ins, slate tile flooring (2005), and glass French doors

FORMAL DINING room with easy access to the kitchen and living areas.

Private downstairs Master Suite with freshly remodeled Master bath with glass door shower, jacuzzi tub, granite counters, dual sinks, new fixtures and hardware (2023). Amazing spacious walk-in master closet full of built-ins

Bonus room/ Flex space upstairs can easily be used for gym, playroom, exercise room, office or to make a 2 room suite with the bedroom and en-suite bath (your choice)

Gameroom upstairs with plenty of built-ins

Plenty of flex space in this home!

Hardwood throughout majority of downstairs including main living areas, kitchen, master suite, front entrance, and both staircases (2014).

Newer carpet (2014), but barely "used" in upstairs bedrooms and gameroom

Fireplace is gas or wood burning and serves the den and living rooms. The den side is custom limestone and reclaimed wood mantle, while the living showcases a marble inlay and decorative accent lighting embedded in custom plank wood setting

3 car garage with built-in storage cabinets and workbench

Large Utility room with lots of counters, cabinets, and custom limestone tile flooring. Large storage closet within the utility room as well. Additional staircase "hidden" between kitchen and utility room for easy living access to the upstairs

All bedrooms with vaulted ceilings and large walk-in closets

Plantation shutters (2014). Crown molding throughout home

8' front door recently stripped and restained

Custom tile stair risers in front staircase

Outdoor shower with hot and cold water

Outdoor kitchen with 38" Grand Turbo BBQ Galor natural gas grill, 2 side burners, 3 Stainless steel storage drawers, and stainless steel ice cooler with a built-in drain

Beautifully landscaped including backyard landscape lighting

Motion activated security lights in backyard, garage and driveway

Backyard fence (2015)

5 AC units (which includes one for the casita/quest quarters and one for the enclosed sunroom)

2 water heaters

Full automatic sprinkler system uses well water

Water well for irrigation (2001) – is located fully on the property, but shared with the neighbor in a recorded agreement – maintenance cost is shared 50/50

Private, large backyard with no neighbors to the back or one side, and the other side secluded by the garage. You'll enjoy your privacy

Never flooded

Zoned to Willow Creek Elementary, Riverwood Middle School and Kingwood High School

Kingwood community boat ramp with access to Lake Houston exclusively for use by Kingwood residents

Kingwood community Hike and bike trails, tennis courts, baseball and soccer fields, sand volleyball court, parks, neighborhood pools and much more

Close proximity to Kingwood's Town Center and the The Harbour offering restaurants, boutiques and outdoor events

Within minutes of HEB plaza, YMCA, yoga studios, churches, doctors and all you need for everyday living.

Kingwood Country Club – offers 5 golf courses, tennis, pickleball, fitness, adult and family pools, lazy river, restaurants and plenty of events. Deerwood County Club is an additional and renowned golf course and club. All within the "neighborhood".

A great place to call home

All information is to the best of seller knowledge and not guaranteed