

# UPGRADES TO 2614 ROYAL TRAIL DR

## Premium Lot

- Terrific location in Kingwood with the option of being zoned to Kingwood Park High School or Kingwood High School.
- Lot backs up to Creekwood Nature Area is a 50-acre nature site with hiking trails owned and operated by the Kingwood Service Association.
- Water well located onsite for irrigation to feed the automatic sprinkler system. Huge water bill savings with the onsite well.
- **Upgrades -Summary**
  - Entire downstairs was taken down to the studs and concrete in 2018 to be renovated with the best-in-class kitchen, stunning master bathroom, guest bathroom upgraded including custom metal front doors with classic boardwalk plank tile throughout are several of the highlights of this beautiful home.
  - Select improvements upstairs include, Jack and Jill bathroom completely remodeled with tankless water heater. All three bedrooms have recently had energy efficient windows with custom wood shutters installed.
- **Kitchen \$49,000**
  - Custom wood cabinets including quartz countertops, large custom island with farmhouse sink, custom cabinet with sliding storage, extended pantry, farmhouse sink with best-in-class appliances by Thermador (over \$25,000 in kitchen appliances)
    - 36" Gas Range Top with Grill
    - 30" Built-In Double Oven
    - Star Sapphire 8 Program Dishwasher
    - 30" Built-In Refrigerator
    - 18" Built-In Freezer with Ice Maker
    - 36" Chimney Wall Hood with 1000 CFM Internal Blower
    - Built-In Microwave
- **Master Bath \$33,500**
  - New cabinets with quartz countertops for two vanity areas
  - Custom shower with four outlet functionalities
  - Oversized bathtub
  - Tankless water heater with PEX piping
  - Boardwalk plank tile throughout
- **Master Bedroom \$15,850**
  - Custom patio door with steps leading to the pool area
  - New energy efficient windows installed
  - Closets redesigned with increased space to accommodate built-ins
  - French Molding with indirect LED accent lighting
  - Boardwalk plank tile throughout
- **Living room \$20,000**
  - Custom Tile work and mantel for fireplace
  - Boardwalk plank tile throughout

- **Office/Game room \$22,000**
  - Custom wood cabinets and built-ins
  - New cam lighting
  - Boardwalk plank tile throughout
- **Guest bathroom \$10,000**
  - Complete remodel of shower, vanity, and toilet
- **Upstairs Bedroom #1 \$3,200**
  - New bathroom cabinets and quartz countertop
  - New energy efficient window
  - Custom wood blinds
- **Upstairs Bedroom #2 \$2,500**
  - New energy efficient windows
  - Custom wood blinds
- **Upstairs Bedroom #3 \$2,000**
  - New energy efficient window
  - Custom wood blinds
- **Jack and Jill Bathroom \$18,000**
  - Custom tile installed with upgraded bath/shower combination
  - New cabinets and quartz countertops
- **Pool and Patio \$66,695**
  - Pool and hot tub resurfaced with Pebble Tec in 2013 with custom flagstone coping and water feature by Aquatic Inspirations.
  - Custom wooden deck and outdoor kitchen built by HHCS in 2018.
  - Carvestone overlay resurfacing of entire concrete patio area in 2020.
  - New pool equipment installed by Fox Family Pools in 2021 include pool pump, pool filter and pool heater.
- **Outdoor Living Area \$3,200**
  - Custom Bar with retractable shade
  - Custom built-ins with cabinet to accommodate up to 85" TV
- **Roof \$15,435**
  - Complete new roof installed by Telge Roofing in 2019 that carries a 20-year GAF Warranty.
- **AC/Heating \$17,980**
  - Dual AC/Heating units
    - Unit 1 was replaced in 2017 with an American Standard SER14 by Kingwood Air Solutions with complete duct work
    - Unit 2 was replaced in 2019 with an American Standard SER14 by Kingwood Air Solutions with complete duct work
- **Electrical \$1,800**
  - New Electrical Load Panel installed for 200Amp
- **Landscaping \$9,903**
  - Provided by Kirsch Landscaping and Design in 2015
  - Brought in large rocks to accent the new flowerbeds
  - French drain installed on front side of the yard