

Attributes and Upgrades
3203 Lakehaven Dr
Kingwood, TX 77339

2133 sq ft, ONE-STORY home

Built in 1975 and located in desirable Woodland Hills Village of Kingwood

4 bedroom / 2 full bath

LARGE 10,200 sq ft corner LOT

FULL AC REPLACEMENT (2019) – 14 Seer, complete replacement “inside and out” including ducts (done with industrial grade). Surge protection for condenser and furnace also installed at time of replacement. 10 year warranty on Parts and Compressor

Entire ELECTRICAL BOX REPLACED (2019)

Heat Trace Cable for Pipe Freeze – Plug in, 120V Maxkisko and is a self-regulating heating cable for metal and plastic home pipes that keeps water flowing at -40 degrees. Stays with the house. You’ll love this 😊

OPEN FLOOR PLAN kitchen to living with LOTS of KITCHEN COUNTER SPACE and LARGE DEN/FAMILY ROOM

FLEX / BONUS “ROOM” for office, second living room, kid’s space, workout room – or whatever suits your family’s needs

Vaulted ceiling in den/living area

PRIVATE, large and fully fenced backyard – fence replaced (2013)

19 x 16 WOOD DECK WITH RAILINGS (built on a slab) out the back door making the entire backyard great for entertaining, kids playing or simply enjoying the backyard

All WINDOWS REPLACED (2005) with Window Mart Energy Guard

KITCHEN includes:

- Magic chef Double oven (2020)
- Whirlpool 5 burner gas stove
- Dishwasher (2023)
- Coffee bar counter and cabinet
- Stainless steel sink with Kohler faucet
- Amazing amount of counter and cabinet space
- 12 x 12 tile flooring
- Completely open to the den/living area

Wet bar – 8' long wet bar with bar seating and plenty of extra cabinets

Brick fireplace – wood burning, also with gas connections (has been capped). Fire box replaced (1992)

4 very nice sized bedrooms – all with large closets

2 full baths. Master bath ensuite to the spacious Master bedroom with marble counter, 12 x 12 tile flooring and retiled shower. Full secondary bath also with marble counter, plenty of cabinets, 12 x 12 tile flooring, and shampoo nook in retiled tub/shower combo. Both bathroom have a window to allow for plenty of natural light.

Dual “his and hers” closets in the Master bedroom

Front door replaced (2014)

Timberline Roof (2008) – complete replacement with 30 year singles; also included replacing roof jacks, chimney and wall flashings, and metal edge around roofline

Ceiling fans, draperies and blinds throughout home

Full sized 2 car garage

Full yard sprinkler system (2000) – 7 stations

Complete exterior paint (about 2013)

Never flooded

Zoned to Woodland Hills Elementary, Kingwood Middle School, and Kingwood Park HS

Home is located in the “front” of Kingwood allowing for easy access and multiple routes to I69/Hwy 59, along with the Grand Parkway (the largest outer loop), making it easy to enjoy the entire city or commute to work.

Kingwood is a Master Planned Community and offers community pools, parks, hike and bike greenbelts, tennis courts, baseball and soccer fields, basketball courts, sand volleyball court, and a boat ramp with access to Lake Houston exclusively for use by Kingwood residents.

Close proximity to Kingwood’s Town Center, The Harbour and Valley Ranch Shopping Plaza offering restaurants, boutiques, big name stores, movie theaters, and plenty of outdoor events.

Within minutes of HEB Plaza, Kroger, YMCA, yoga studios, day care facilities, churches, doctors and all you need for everyday living.

Kingwood is home to Kingwood Country Club which offers 5 golf courses, tennis , pickleball, fitness, adult and family pools, lazy river, restaurants and plenty of events. Deerwood Country 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 knowledge and deemed accurate but not guaranteed