

Attributes and Upgrades

5006 Shady Gardens

Kingwood, TX 77339

1772 square foot, 2 story home in Elm Grove Village of Kingwood

Extensive remodel (2020)

2 Living areas – providing FLEX space for gameroom, office or your choice

3 bedrooms

2 ½ bathrooms

Built in 1983

Roof (2023)

Kitchen remodel (2020) and includes:

- Granite counters
- Subway tile backsplash
- SS appliances
- Glass door cabinets
- Stainless steel deep sink
- Lazy Susans (2)
- Custom pantry with pullouts
- Under cabinet lighting

Bathroom remodels include:

- **Master suite en-suite bath** with glass door shower, rainhead showerhead, his and hers ceramic vessel sinks in decorative vanity with granite counter, and medicine cabinet/ mirrors. Glass door shower has great skylight allowing for plenty of natural light into the shower.
- **Full secondary Jack n Jill bathroom** with freestanding vanity, granite counter and tub/shower combo

- **Downstairs half bath** with ornate freestanding vanity with vessel sink (2018), accent shelves and lighting
- All bathrooms with tile flooring

2nd living area currently shown as a gameroom is large and bright with french doors that open directly to the private backyard. A great flexible space that could be an office, second living, gym room or anything that suits your family's needs.

New wood flooring in first floor (2020) – only carpet is on stairs

Refrigerator, washer and dryer stay with the house!

Interior paint for 1st floor (2020)

Tall ceilings and large bright windows

Custom dry bar with wine rack (2020)

Spacious dining area with large bay window that includes bench seating and underneath storage

Fully finished storage closet with lighting under stairwell

Fireplace with decorative inlay – gas or wood. Gas log insert with remote was added (2020), and fireplace was resurfaced in 2020.

Hutch area upstairs for a desk or organizing area

Ceiling fans

Full yard sprinkler system

Custom built Tuff shed in backyard

Pella – Double glazed / double hung energy star windows

Crown molding throughout

Gutter covers

Zoned to highly rated schools – Elm Grove Elementary, Kingwood Middle School and Kingwood Park High School

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 Seller knowledge and not guaranteed.