

**Attributes and Upgrades  
2722 Foliage Green Dr  
Kingwood, TX 77339**

One story home in desired Sherwood Trails with **MAJOR RECENT UPDATES – Over 45K**

3 bedroom

1 ½ baths

1065 sq feet

No carpet

Built in 1982

**Roof (2019)**

**HVAC** complete system **(2020)**, and includes 12/7 year warranty for parts and labor

**Luxury Vinyl plank flooring – entire house (2022)**

**Fresh interior paint – entire house (2023)**

**All windows replaced** with Anderson Low-E (2007)

**Foundation leveled**, and includes Lifetime Warranty ((2021)

**Insulation replaced – entire house (2024)**

Fence replaced – (2021)

Sprinkler system overhaul – (2024)

Window blinds replaced with 2” faux wood

2 car garage

Security system stays with the house

**Refrigerator, washer and dryer stay with the house**

Open floor plan kitchen to living

Full kitchen with wood block counters and separate dining area

Breakfast bar and separate dining area

**4 burner gas stove and gas oven**

18 x 12 back **patio enclosure**

10 x 8 **shed** in backyard

**Never flooded**

Fresh landscaping

**Minutes from IAH Airport**

**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, but not guaranteed.