

Turn-Key Rental Investment

Off - Market

KINGWOOD, TEXAS

Corner downstairs unit with patio deck. One bedroom, 1 ½ bath with a study and 1 car attached garage. Open concept and comes with refrigerator and stackable washer & dryer. This remodeled gem is perfectly positioned in the heart of Kingwood Town Center. Walking distance to neighborhood pool, restaurants, grocery stores and shopping along with the Houston Metro Park N Ride.



LISTING PRICE INCLUDES FURNISINGS*



Listed at \$175,000



1 Bedroom



Study with Built-Ins



1 1/2 Bathrooms



827 Sq Ft

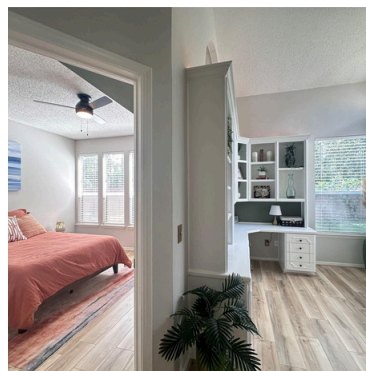


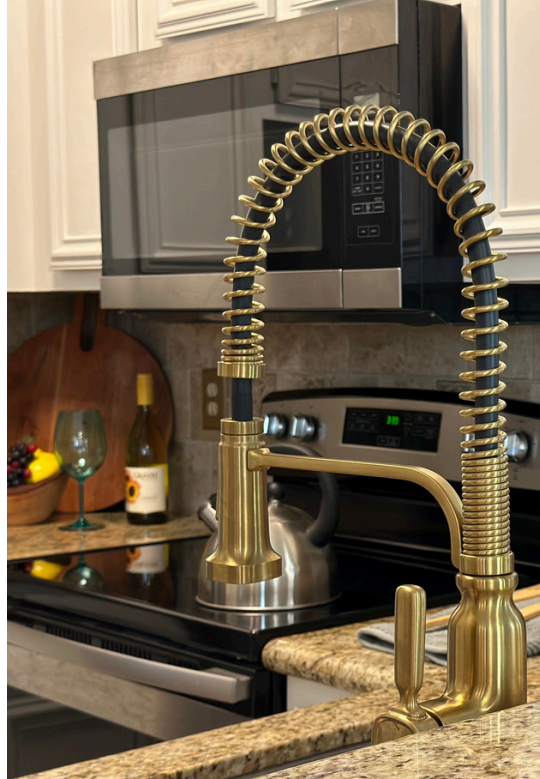
Corner Unit with Patio Deck

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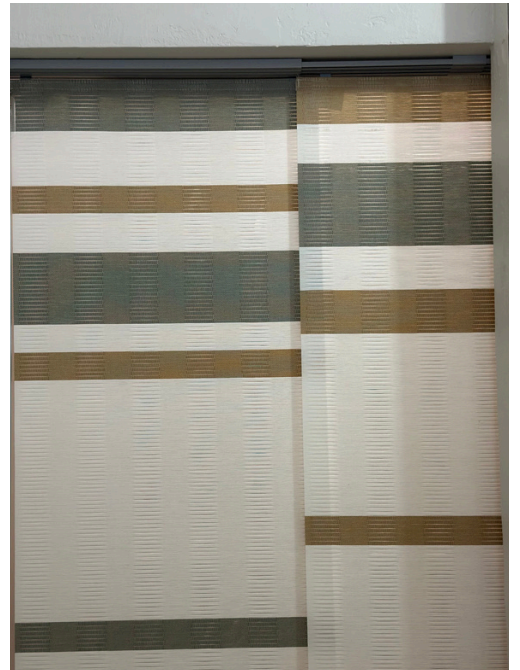
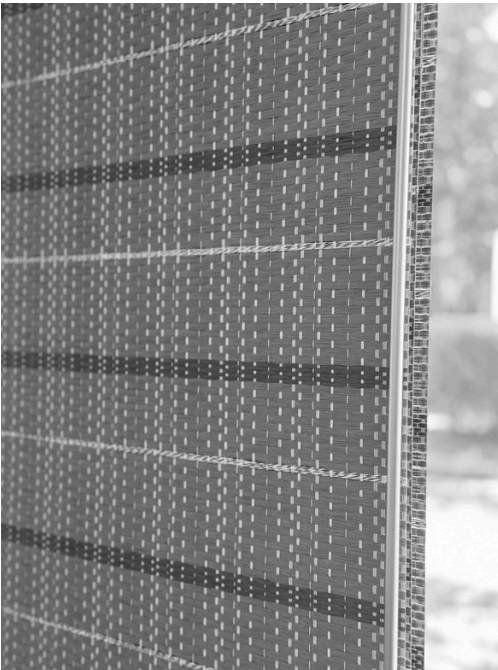


PROPERTY IMPROVEMENTS

IMPROVEMENT	YEAR
✓ New Wood Plank Laminate Flooring.....	2024
✓ New Interior Paint- Walls & Cabinets.....	2024
✓ Ledgerrock Tile Around Fireplace.....	2024
✓ New Designer Plumbing Fixtures.....	2024
✓ New Lighting Fixtures & Ceiling Fans.....	2024
✓ New Kitchen Appliances & Washer/Dryer.....	2022 - 2024
✓ New Shower Glass.....	2024
✓ New Modern Sliding Door from Bedroom to Bath..	2024
✓ New Blinds and Window Shades.....	2024
✓ New Door Hardware.....	2024
✓ Patio Deck Stained & River Rock Landscaping.....	2024
✓ New A/C Condenser Unit.....	2023



FIXTURES &
FINISHES





FURNISHINGS

FURNISHINGS THAT CONVEY WITH ACCEPTABLE OFFER

<u>DESCRIPTION</u>	<u>VALUE</u>
✓ New Kitchen Refrigerator.....	\$1800
✓ New Stackable Washer & Dryer.....	\$1500
✓ Bar Height Dining Table w/ 4 Chairs.....	\$800
✓ Living Area Sofa & Sidetables with Rug.....	\$1,000
✓ Smart TV.....	\$250
✓ TV Table Stand.....	\$40
✓ New Queen Full Bed with Mattress & Bedding.....	\$700
✓ Bed Side Tables w/ Lamps & Floor Lamp & Rug.....	\$200
✓ 2 Brushed Gold Touch Table Lamps.....	\$40
✓ Patio Furniture.....	\$125
✓ Outdoor Planters & Solar Lights.....	\$75

FURNISHINGS FOR SALE

- ✓ Any Wall Art or Decorative Items on Countertops or Shelves - Request Availability | Pricing

PROPERTY HIGHLIGHTS

- ✓ Greenbelt Walking Trails
- ✓ Neighborhood Swimming Pool
- ✓ Walking Distance to Shops & Restaurants
- ✓ Monthly HOA Covers Grounds & Exterior Maintenance, Water, Sewer & Trash
- ✓ Walking Distance to Public Transportation



PRIME LOCATION

- 1/2 Mile to HEB Market w/ True Texas BBQ
- 3/4 Mile to Kingwood Town Center with Shops, Restaurants & Local Farmers Market
- 1 Mile to Center with Club Studio Fitness, Ace Hardware & Numerous Shops & Restaurants
- 8 Miles to Valley Ranch Town Center Development
- 25 Miles to The Heart of The Woodlands
- 25 Miles to The Heart of Downtown Houston



Restaurants

KINGS CROSSING

Flying Biscuit/Ann's Teahouse/Hunan Garden
Express/Yonutz Donuts & Ice Cream/Texas True
BBQ/Salata/ Torchy's/Crust Pizza Co/MOD
Pizza/CAVA/Coco Crepes & Coffee/Miya Ramen
Bistro/The Brass Tap/ La Madeleine/Taste of
Greek/Hacienda Palomas/Hin's Garden/Three B's

TOWN CENTER PARK KINGWOOD

Chachi's Mexican Restaurant / Chachi's Next Door /
Taste of Thai & Sushi / Russo's New York Pizzeria /
Little Ginger / Kingwood Bagel

KINGS HARBOR WATERFRONT VILLAGE

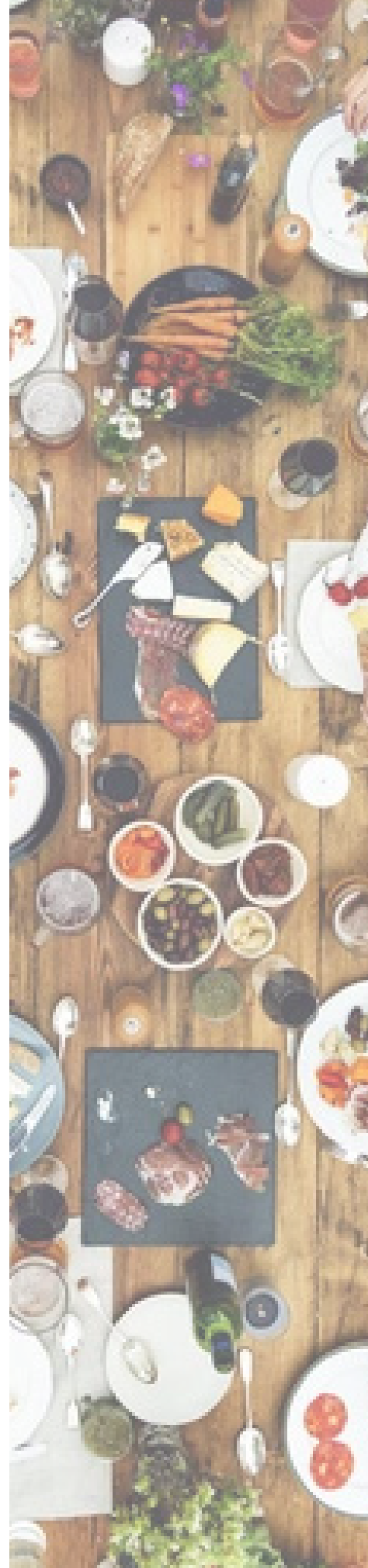
Raffa's / Chimichurris / Sharky's / Zammittis / Don't
Axe - Throw~Eat~Drink / Loco Cantina / Berry Bar

FAST & FUN FOOD

Whataburger / Chick Fil A / Freebirds World Burrito / Jimmy Johns / Pot
Belly / Raising Cane's / Freddy's Frozen Custard & Steakhurgers /
McDonald's / Burger King / Subway / Sonic / Taco Bell

COFFEE HOUSES

JAVA Man / Flying Biscuit / La Madeliene / Starbucks



Shops & Services

KINGS CROSSING

Ace Hardware with Melissa Sue's Boutique / Cyprese
& Co. / Wildbird's Unlimited / H-E-B Grocery /
Verizon / Twin Liquors / Sherwin Williams / Purre
Barre / Orange Theory Fitness / Walgreens / Lake
Houston YMCA

TOWN CENTER PARK KINGWOOD

My Happy Place / CVS / VIP Nails / Thursday
Farmers Market / FedEx / The Mudpie Company /
HotWorx / VaVa Bloom

KINGS HARBOR WATERFRONT VILLAGE

X-Label Apparel / Pretty Little Things Boutique /
Houston Methodist Primary Care

MEDICAL

Memorial Hermann Medical Center & 24 Hr Emergency / The Joint
Chiropractic / Methodist Primary Care / Elite Dermatology /
Banfield Pet Hospital

SALONS

VIP Nails / Sanke Hair Salon / Boardroom Styling Lounge / Hand & Stone
Massage / Palm Beach Tan / Nails of America / Blo Dry Bar

