

→ PRIVATE SERVICE ROAD →

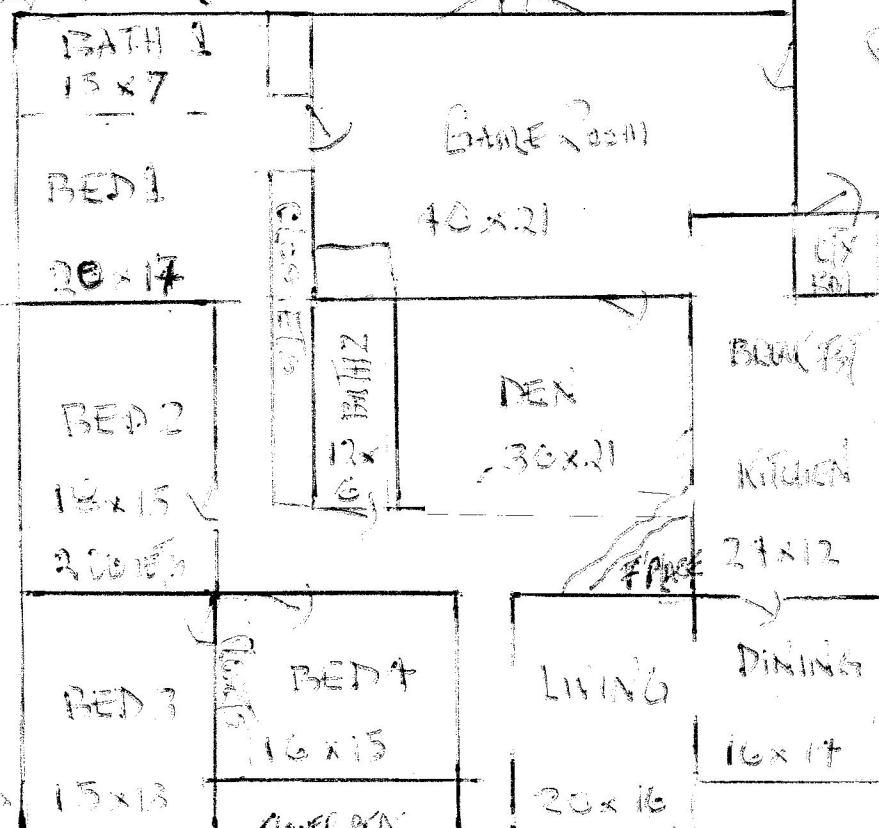
30' x 13'  
CAT B 18'

8' 3" x 16' 6"  
(1. approx. dimensions)

3' 6" x 6'

2' 6" x 6'

CONCRETE  
PATH  
PATTERNS

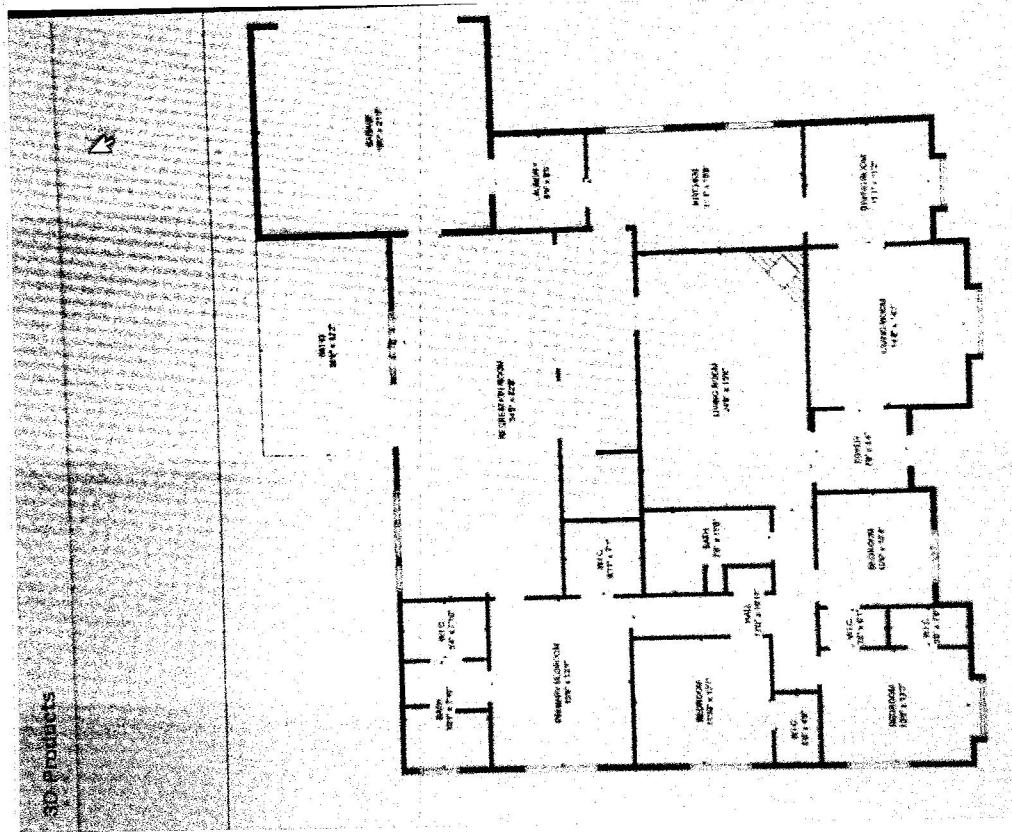


1015 Southern  
Hills  
Kinston, NC 27839  
(Forest Lake)  
• 3333 sq ft Home  
• 27.5 acre lot  
• 1 story

NEW FENCE & GATE  
(+ hot tub)

CNC  
D/E  
D/Wer

- NEVER flooded
- NEW Roof
- All NEW fence
- RECENT
  - Plastered
  - Painted
  - All Gables
  - All Porch



Very  
Merry  
Floor  
Plan.

38 / 38 APPROX. EQUOB PLAN

{ 1015 Sutherland Hills  
Kingwood, Tx 77339  
1 story - 3333 sq ft. wing off of it  
( part app raised )

# RETIREMENT HOME POTENTIAL – FOR SALE in KINGWOOD

FOR SALE: 1015 SOUTHERN HILLS, in Forest Cove, KINGWOOD, TX, 77339

OWNER (since 12/2/2002) Melanie LABRIE and husband: Jim Martin

REALTOR Representative: Andrew SWEATMAN with REALTY ASSOCIATES, Houston

Contact Information: Mob: 713-504-6608. Email: andrew@andrewsweatman.com

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3333 sq ft ONE STORY (\$100,000+ REFURBISHMENT) on 3/4 acre up front KINGWOOD, TX

A CLASSY HOME with 8 LARGE Rooms + Kitchen/Breakfast, 2.5 Car Garage (See PLANS) +

+ 20x12 ft Yard Cabin & full RV Covered Parking Space with its Own Gate - both with Utilities

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## RECENT UPGRADES/RE-MODEL:

- NEW 30 YEAR ENTIRE ROOF AND SOME RE-FRAMING
- NEW FENCING ENTIRE PERIMETER with 8" X ¾" ROT BOARD ALL UNDER
- RECENT CUSTOM CABINETS – ENTIRE KITCHEN FULL HEIGHT
- KITCHEN & BREAKFAST AREAS COMBINED INTO 1 NEW LARGE ROOM
- REFURBISHED: 20 ft X 40 ft Hi-ceiling GAME/FAMILY ROOM in Center of Home.
- POTENTIALLY 7/8 BEDROOMS + KITCHEN/BRKFST + CENTRAL GAME/FAMILY ROOM
- 2.5 CAR GARAGE – ATTACHED with LOTS WORKSHOP SPACE
- WHOLE FOUNDATION RE-LEVELLED – on 27 Piers - by Allied Foundation
- NEW/RECENT \* MOST FLOORING & PAINTING
  - MOST LIGHTING & WOOD TRIM
  - KITCHEN APPLIANCES – Cook Top, Dish Washer, Faucets,
  - ATTIC FLOORING & BOTH A/C UNITS SERVICED
  - EXTERIOR WALL – NEW INSIDE SHEETROCK & INSULATION
  - RE-MODELED UTILITY ROOM

**LIST PRICE: \$439,900** for 3333 sq ft of REFURBISHED ONE STORY LIVING SPACE (\$132 per Sq Ft)

1 Story Fully Re-furbished 8/10 Room House on 3/4 acre in Kingwood, would convert nicely to:-

RETIREMENT HOME FOR POSSIBLY 8 – 10 CLIENTS.