

35 ROSE HILL COURT
Huntsville, Texas 77340
PROPERTY FEATURES & IMPROVEMENTS



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HOME AT A GLANCE

- 3,246 Sq. Ft. Custom Home
- 2.03 Acres
- 4 Bedrooms
- 3 Full Bathrooms
- Dedicated Office with Closet
- Upstairs Game Room/Flex Room with Plumbing for Future Bath
- 3-Car Detached Garage
- Covered Breezeway
- Located in the highly sought-after Timberwilde Estate Subdivision

INTERIOR HIGHLIGHTS

- Open-concept floor plan
- Cathedral ceiling in family room
- Dramatic wall of windows
- Stone wood-burning fireplace
- Luxury vinyl plank flooring
- Tile flooring
- Carpet only in upstairs game room
- Formal dining room
- Breakfast room
- Large utility room
- Abundant natural light

KITCHEN FEATURES

- Corian countertops
- Large island with electric cooktop
- Breakfast bar
- Pantry
- Second prep sink
- Double ovens
- Abundant cabinet storage

PRIMARY SUITE

- Spacious private retreat
- Hidden gun safe room
- Oversized walk-in shower
- Double vanity
- Large walk-in closet

SECONDARY BATHROOMS

- Jack-and-Jill bathroom
- Three full bathrooms with tub/shower combinations

OUTDOOR LIVING

- Covered front & back porches
- Large circular concrete driveway
- Covered breezeway
- Mature trees
- Peaceful 2.03-acre homesite
- Abundant wildlife

INVESTMENT IN YOUR HOME

- 2026 – Interior professionally painted
- 2026 – Electric cooktop replaced
- 2026 – All window blinds replaced
- 2025 – Both HVAC units replaced
- 2025 – Septic system pumped
- 2025 – Both HVAC units professionally serviced and maintained
- 2024 – Exterior professionally painted
- 2024 – Dishwasher replaced
- 2024 – Electric water heater replaced
- 2021 – Double ovens replaced
- 2020 – Garbage disposal replaced

RECENT MAINTENANCE

- Quarterly septic service agreement paid through June 2027
- Annual pest & termite inspection completed (April 2026)
- Metal roof recently inspected and professionally maintained
- Pride of ownership evident throughout

ADDITIONAL FEATURES

- Spray foam insulation
- Cement board & stone exterior
- Public water
- Aerobic septic system
- Ceiling fans throughout
- Community pool
- Community tennis courts
- Low HOA
- Estate-sized homesites

EXCLUSIONS

- Refrigerator
- Washer
- Dryer
- Patio furniture
- Backyard swing
- Both gun safes
- Both freezers

Beautifully Maintained • Thoughtfully Updated • Move-In Ready