

NICKELLREALTY.COM
832.802.3833



For Sale

3210

Lockridge Harbor

A Kingwood Community

MODERN CRAFTSMAN NEX GEN®
WITH A STUNNING VIEW OF
NATURE IN YOUR BACK YARD



OFFERED AT

\$749,900



3,561 SQ. FT

Property Features

- 4 BEDROOM | 3 ½ BATH
- NEXGEN® FULL APT SUITE W/ SEPARATE ENTRANCE
- NATURE AREA BEHIND & WEST SIDE OF HOME
- TEXAS WHITE CHOPPED EXTERIOR STONE ROCK
- 3-CAR ATTACHED TANDEM GARAGE
- COVERED PATIO - TILED WITH OVERSIZED REMOTE CEILING FAN
- SOFFIT OUTLET FOR HOLIDAY LIGHTING
- EXTERIOR UPLIGHTING ON FRONT ELEVATION
- GAS FIREPLACE WITH FLOOR TO CEILING TILE SURROUND & MAPLE MANTEL
- 10' - 12' CEILINGS
- RAINBIRD SPRINKLER SYSTEM-FULL YARD & LANDSCAPING

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MODERN CRAFTSMAN NEX GEN®



NESTLED ON A PREMIUM HOMESITE IN THE SOUGHT-AFTER KINGWOOD ROYAL BROOK COMMUNITY, THIS STUNNING ONE-STORY VILLAGE BUILDERS NEX GEN® HOME ENJOYS A RARE LOCATION TUCKED INTO A QUIET ENCLAVE THAT BACKS TO A PROTECTED NATURAL AREA. WAKE EACH DAY TO PEACEFUL WOODED VIEWS, WITH DEER AND BIRDS PROVIDING A BEAUTIFUL BACKDROP RIGHT OUTSIDE YOUR WINDOWS. THIS THOUGHTFULLY DESIGNED HOME FEATURES 4 BEDROOMS, 3.5 BATHROOMS, AND THE HIGHLY DESIRABLE ATTACHED NEXT GEN® LIVING SUITE—IDEAL FOR GUESTS, MULTI-GENERATIONAL LIVING, A PRIVATE HOME OFFICE, OR A CREATIVE FLEX SPACE TAILORED TO YOUR LIFESTYLE. INSIDE, DESIGNER FINISHES AND A NATURE-INSPIRED COLOR PALETTE COMPLEMENT THE BREATHTAKING OUTDOOR SCENERY. A DRAMATIC WALL OF WINDOWS FILLS THE OPEN-CONCEPT LIVING SPACES WITH NATURAL LIGHT, WHILE PROGRAMMABLE SHADES AUTOMATICALLY RISE WITH THE SUNRISE AND LOWER AFTER SUNSET FOR EFFORTLESS COMFORT AND CONVENIENCE. THE GOURMET KITCHEN FLOWS SEAMLESSLY INTO THE SPACIOUS LIVING AND DINING AREAS, MAKING IT PERFECT FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE LUXURIOUS PRIMARY SUITE OFFERS A SPA-INSPIRED BATH, CREATING A SERENE RETREAT AT THE END OF THE DAY. STEP OUTSIDE TO YOUR PRIVATE OUTDOOR OASIS FEATURING A TILED COVERED PATIO WITH AN OVERSIZED CEILING FAN, WHERE YOU CAN RELAX, ENTERTAIN, OR SIMPLY ENJOY THE TRANQUIL SURROUNDINGS. THE SPACIOUS BACKYARD OFFERS ENDLESS POSSIBILITIES WHILE THE NATURAL PRESERVE BEHIND THE HOME PROVIDES EXCEPTIONAL PRIVACY AND A FRONT-ROW SEAT TO THE AREA'S ABUNDANT WILDLIFE. THIS IS A RARE OPPORTUNITY TO OWN A BEAUTIFULLY APPOINTED HOME THAT COMBINES LUXURY, FUNCTIONALITY, AND ONE OF THE MOST DESIRABLE NATURE SETTINGS IN KINGWOOD ROYAL BROOK.



DIANA M. NICKELL

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MODERN CRAFTSMAN NEX GEN®



UPON ENTERING THROUGH THE FRONT DOOR, YOU'RE WELCOMED BY A BEAUTIFUL ENTRYWAY THAT LEADS TO A WALL OF WINDOWS OVERLOOKING THE SURROUNDING NATURAL LANDSCAPE.

THE PREVIOUS OWNERS HOPE YOU'LL BE LUCKY ENOUGH TO SPOT OLLIE THE OWL! HE WAS LAST PHOTOGRAPHED IN SEPTEMBER AND DECEMBER, BUT HE IS OFTEN SPOTTED THROUGHOUT THE FALL AND WINTER WHILE ENJOYING THE PATIO. A FAMILY OF DEER ALSO FREQUENTS THE AREA, ADDING TO THE PEACEFUL, NATURE-FILLED SETTING.

YOU'LL ALSO LOVE THE WONDERFUL NEIGHBORS, BEAUTIFUL PARKS, AND SCENIC WALKING TRAILS THROUGHOUT ROYAL BROOK.



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Updates / Features / Furnishings

3210 LOCKRIDGE HARBOR - PORTER TX 77365

ITEMS THAT CONVEY

- 2 - Kitchen Refrigerators | 2 Sets of Washers & Dryers | Bond Bridge Pro Smart Home Programmable Shade Automation

UPDATES & FEATURES

• Interior Updates

- Designer color interior painting throughout. Farrow & Ball | Sherwin Williams | Magnolia - See Insert for Colors in Each Room
- Rio Pepper Light Filtering Motorized Shades w/ Programmable System
- Wood Panel Accent Wall in Primary Bedroom
- Plantation Shutters in Secondary Bedrooms and NexGen® Living, Bedroom & Closet
- Wine Rack in Dining Space
- Automatic light in pantry.

• Appliances - Main House

- Frigidaire 36" Gas Cooktop
- Frigidaire Stainless Steel Counter Depth Side by Side Refrigerator
- Frigidaire Gallery Stainless Steel kitchen package with 30" Double Electric Wall Oven with Total Convection, Air Fryer & Air Sous Vide | Built-In 2.2 Cu. Ft. Microwave | Frigidaire Dish Washer
- Large Capacity Samsung AI Smart Dial Washer & Dryer in Brushed Black

• Appliances - NexGen®

- Frigidaire Microwave & Dish Washer
- Samsung - 17.5 cu. ft. 3-Door French Door Counter Depth Refrigerator with WiFi and Twin Cooling Plus® - Stainless steel
- LG - 4.5 Cu. Ft. HE Smart Front Load Washer and 7.4 Cu. Ft. Electric Dryer WashTower with Built-In Intelligence - Graphite Steel



Updates / Features / Furnishings

3210 LOCKRIDGE HARBOR - PORTER TX 77365

UPDATES & FEATURES

• Interior Features

- J-Kraft Silver Collection cabinets throughout with Milan satin nickell hardware.
- Cabinet coffee nook and glass display cabinets.
- Shaw resilient flooring - Bellview Fiano HD Plus main areas/hallway and primary bedroom.
- Shaw carpet level 3 Cranwood/Mesa in secondary bedrooms and closets.
- Blanco composite granite undermount kitchen sink.
- Emser tile shower surround and soap shelves.
- Oversized primary bath walk in shower and separate soaking tub with frosted glass

• Exterior Updates

- Ring doorbells to front door and NexGen® door | Back yard Ring flood light and motion sensor
- Tiled patio with oversized, ceiling fan with remote. Patio furniture (used), Ninja smoke grill and cooler (new) available for purchase.
- Two bald cypress trees planted in back yard.
- Keyless lock entry on all doors with automatic lock.
- Front solar lights along entry.

• Exterior Features

- Raised homesite with sloping back yard.
- Texas White Chopped stone/rock and stucco front exterior.
- Rustic/craftsman-style window overhang accents with cedar corbels.
- Soffit outlets for holiday lights.
- Landscape uplighting on front exterior.
- RainBird sprinkler system. Full yard and landscaping.
- Landscaping upgrade with azaleas.
- Optional outdoor living with gas line, pre-plumbing package, water line, drain & electric outlet.
- Optional gate installation to nature area.

Property Area Highlights

- Wildlife to view from your backyard.
- Hueni Family Park w/ Basketball Court and fitness equipment.
- Scenic Walking Trails
- Community Swimming Pool
- Pickleball Court
- Golf Frisbee Park with Pond
- Zoned to the highly-rated Humble Independent School District (ISD)
- Convenience of major businesses and restaurants. HEB, Sprouts, Trader Joe's, ACE Hardware & Fitness Clubs.



PRIME LOCATION

- Premium Homesite Backing to A Nature Area
- Tucked away in a private enclave of Royal Brook
- Easy access to Town Center of Kingwood or the Valley Ranch district in Porter for local shopping and restaurants.
- Kings Harbor for waterfront Restaurants & Shopping
- Hiking or biking along the numerous nature trails & parks in and around Kingwood and Humble.
- River Grove Park with Boat Launch to Lake Houston
- Metro Park N Ride Behind Kingwood Community Center
- Easy access to Grand Parkway (99) and Highway 59



Buyers Want to Know

- **Zone X-** Outside 100 & 500-Yr Floodplain
- **HVAC:** 2022
- **Water Heater:** 2022
- **Roof** - 2022
- **Rainbird Sprinkler** - Yard & Landscaping
- **Annual Utility Costs**
 - Electric: Direct Energy | \$150/Mo.
 - Gas: CenterPoint | \$60/Mo.
 - Water: City of Houston | \$135/Mo.
 - Internet: Xfinity: | \$60/Mo.
 - Trash/Recycling: Republic Services | \$27/Mo.
- **Energy Efficient Features:**
 - 12"-14" Blown Fiberglass Insulation
 - Tech-Sheild Roof Attic Decking
 - Built-In Radiant Barrier
 - 3-Ton A/C Condenser
 - 2-Ton A/C Condenser
 - Zoned - 3 Thermostats Primary Living & Primary Bedroom | Secondary Bedrooms & Entryway | NexGen® Suite
 - Ceiling Fans
 - Double Paned High Efficiency Windows
 - Heat-n-Glo Remote Control Gas Fireplace
 - Southern Front Elevation Exposure & Northern Back Elevation Exposure



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Kingwood

YOUR NATURE LOVING
HAVEN IN TEXAS

ARE YOU DREAMING OF A PLACE WHERE YOU CAN ENJOY THE CHARM OF SMALL-TOWN LIVING WHILE STILL HAVING ACCESS TO MODERN AMENITIES? LOOK NO FURTHER THAN KINGWOOD, TEXAS! OFTEN CALLED "THE LIVABLE FOREST," KINGWOOD OFFERS A UNIQUE LIFESTYLE SURROUNDED BY LUSH FORESTS, SPARKLING LAKES, AND ENDLESS RECREATIONAL ACTIVITIES. WHETHER YOU'RE LOOKING FOR A PEACEFUL RETREAT OR A LIVELY COMMUNITY, KINGWOOD IS THE PERFECT SPOT.

IN KINGWOOD, TEXAS, YOU'LL FIND THE PERFECT BALANCE OF NATURE AND MODERN LIVING. WITH WELL-PLANNED INFRASTRUCTURE, EXCELLENT SCHOOLS AND HEALTHCARE, AND TONS OF RECREATIONAL ACTIVITIES, IT'S A FANTASTIC PLACE FOR FAMILIES, RETIREES, AND PROFESSIONALS ALIKE. COME EXPERIENCE THE CHARM OF KINGWOOD AND SEE WHY IT'S TRULY "THE LIVABLE FOREST."



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About Kingwood

If you love being outdoors, Kingwood is your paradise. There are 75 miles of greenbelt trails winding through 500 acres of private parks and nature reserves. Perfect for jogging, cycling, or just a relaxing walk. You'll find serene lakes and picnic spots that are great for family outings or solo retreats. And for water lovers, Lake Houston is the place to be! Whether you're into boating, fishing, or any water sports, this lake has it all. River Grove Park, nearby even has a boat launch, fishing docks, and a sandy beach area. How cool is that?

Source: HAR.Com