

Dear Future Homeowner,

What we've loved most about this home is how effortlessly it combines space, comfort, and functionality in a beautiful, secure setting.

Sitting on a spacious 2/3-acre corner lot with mature landscaping and great curb appeal, the home offers both circular and side driveway access—perfect for extra parking and guests. Inside, soaring ceilings and grand features create an open, welcoming feel, while the flexible layout is ideal for everyday living and unforgettable gatherings.

The three-car garage includes built-in cabinets and a workshop area, while the backyard is a true retreat. We've made the most of it—with a basketball court, mosquito misting system, private yard space, and a secure dog run. The pool area has been one of our favorite highlights, complete with a beach entry, hot tub, waterfalls, grotto, bench seating, and multi-color LED lighting. It's the ultimate place to relax or entertain, with room to grill, gather, and celebrate (especially on the 4th of July!).

The kitchen is spacious and well-appointed, making it easy to cook, move, and host. We've shared countless family meals in the breakfast booth, and the adjacent bar area is perfect for entertaining or winding down. With five bedrooms and a full downstairs guest suite, the home is ready to welcome family and friends of all ages.

The living room features a remote-controlled fireplace, and the theater room spans three levels with a projector and in-wall surround sound speakers for immersive movie nights. There's also a quiet home office with custom shelving—perfect for Zoom calls or focused work.

Added peace of mind comes from the whole-home generator, which powers all three HVAC units and the pool pump, and the 24/7 monitored gate, smart access, and security system. The neighborhood is quiet, safe, and walkable, with easy access to Kingwood, 1960, and IAH.

This home has given us years of joy, comfort, and connection—and we hope it does the same for you.

Warmly,

The Current Owners