

NICKELLREALTY.COM
832.802.3833



For Sale
3507
Highland Lakes

Bear Branch / Kingwood

A MODERN RUSTIC DESIGNED HOME

OFFERED AT

\$575,000

 3,320 SQ. FT

Property Features

4 BEDROOM | 3 1/2 BATH

LOFT/GAME ROOM

POOL & SPA 

OUTDOOR KITCHEN

WATER WELL

 3-CAR ATTACHED GARAGE

FULLY LANDSCAPED

SYNTHETIC TURF

WOOD & TILE FLOORS

PLANTATION SHUTTERS

2 FIREPLACES

SPRINKLER SYSTEM



DIANA M. NICKELL, REALTOR®

4201 MAIN STREET | 200-123 | HOUSTON, TX 77002

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MODERN RUSTIC
DESIGNED HOME

For Sale



THIS MODERN RUSTIC HOME BLENDS THE COZY, NATURAL ELEMENTS OF RUSTIC DESIGN WITH THE CLEAN LINES, OPEN SPACES, & STREAM-LINED FUNCTIONALITY OF MODERN AMENITIES, CREATING A SOPHISTICATED YET INVITING ATMOSPHERE THAT IS BOTH GROUNDED AND ELEGANT. LARGE WINDOWS BRING THE OUTDOORS IN & NATURAL MATERIALS LIKE WOOD AND STONE ARE FEATURED ALONGSIDE MODERN AND SIMPLE TEXTURES. A WARM, NEUTRAL COLOR PALETTE CREATES A CALMING & SOPHISTICATED FOUNDATION FOR THE SPACE. THE OUTDOOR LIVING SPACE IS AN EXTENSION OF THE HOME'S INTERIOR, DESIGNED FOR RELAXATION, ENTERTAINMENT, AND LEISURE ACTIVITIES LIKE DINING OR SOCIALIZING. THE THOUGHTFUL DESIGN CREATES A SENSE OF FLOW AND CONTINUITY BETWEEN THE INDOOR AND OUTDOOR ENVIRONMENTS. PICTURE YOURSELF UNWINDING BY A POOL AND SPA, PERFECTLY FRAMED BY STYLISH PAVERS AND PICTURESQUE ROCK AND FLAGSTONE PATHS. THIS PROPERTY OFFERS NATURE, A QUIET CUL DE SAC LOCATION AND PRIVATE BACKYARD FOR ENTERTAINING.



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**MODERN RUSTIC
DESIGNED HOME**

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TWO WORDS WILL COME TO MIND WHEN YOU ENTER THIS HOME
PEACE & TRANQUILITY

THIS HOME HAS BEEN LOVINGLY MAINTAINED AND MODERNIZED BY THE SELLER. I CHALLENGE ANY BUYER TO FIND A NEW HOME IN THIS PRICE RANGE THAT OFFERS THE MODERN RUSTIC DESIGNER TOUCHES, THE BUILT-INS AND THE BACK YARD OASIS WITH POOL, SPA, WATER FEATURES, OUTDOOR KITCHEN AND FULL BATH DOWNSTAIRS DEDICATED FOR THE GUESTS WHILE ENTERTAINING OUTDOORS.

AND IT DOESN'T END THERE. FULLY LANDSCAPED | WATER WELL FOR IRRIGATION | CUSTOM PLAY HOUSE WITH LOFT | STORAGE SHED FOR YARD EQUIPMENT | CUSTOM ENCLOSURE FOR POOL EQUIPMENT & SUPPLIES | GARDEN SHED & BACK YARD ACCESS TO A 3-CAR GARAGE WITH BUILT-IN STORAGE GALORE!!!



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Updates | Features | Furnishings

3507 HIGHLAND LAKES | KINGWOOD TX 77339

ITEMS THAT CONVEY

- Kitchen Refrigerator
- Refrigerator in Laundry Room
- Wine Refrigerator in Breakfast Area
- Refrigerator in upstairs wet bar
- Pool Cleaning Equipment
- Built in TV's (Breakfast Room & Outdoor Kitchen)

ITEMS THAT ARE NEGOTIABLE TO CONVEY

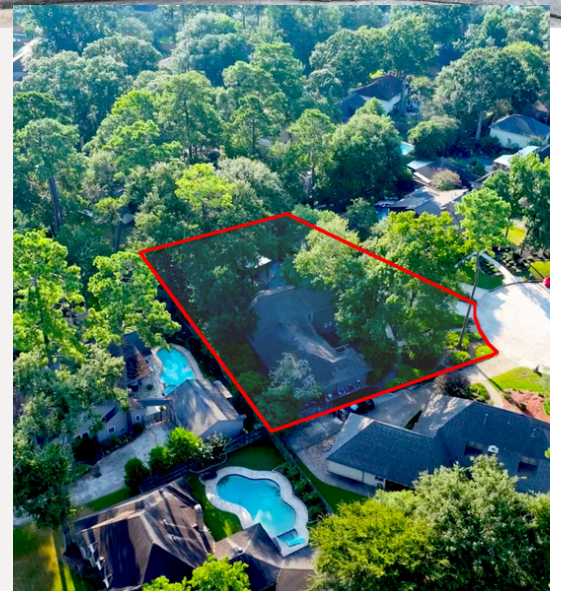
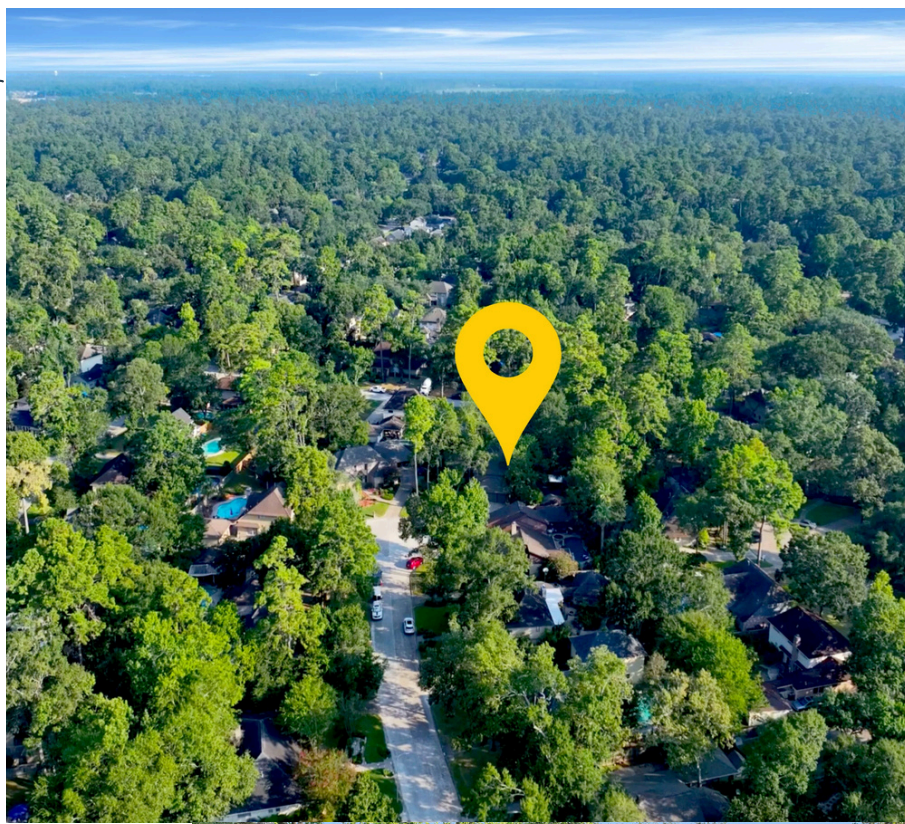
- **Bedroom** | King Size Bed | Set of 2 Nightstands | 2 Dressers
- **Back Yard** | Decorative Wall Art | Bird Houses | Bottles

UPDATES & FEATURES

- Outdoor Kitchen with Granite Counter Tops & TV
- Pavers Installed Around Pool & ReSealed in 2025
- New Landscaping in 2025 - Flagstone Walkway & Synthetic Turf
- Water Well for Irrigation - SAVES THOUSANDS OF \$\$\$
- Outdoor Lighting | Shade Arbor w/Gas Firepit | Pool & Spa with Pebble Tec Finish & Water Features
- Stainless Steel Kitchenaid Appliances
- Corian Kitchen Countertops & Sink with Hot Water Dispenser
- Built-In Buffet Cabinets in Breakfast Area with Wine Fridge
- Faucet Fixtures in Kitchen & Downstairs Bathrooms
- Comfort Height Toilets in Downstairs Bathrooms
- New Privacy Fence in Back Yard
- Built-In Entertainment Center in Game Room
- HVAC (A/C & Furnace) 2023

Property Area Highlights

- Park with playground & gazebo.
- Houses traditional, & postmodern/modern inspired.
- Golf Courses
- Zoned to the highly-rated Humble Independent School District (ISD)
- Lush scenery, create a sense of calm, making it a desirable location for those looking to escape the hustle and bustle of city life.
- Convenience of major businesses like HEB, Sprouts Farmers Market (Coming Soon), ACE Hardware, Club Fitness, HotWorx



PRIME LOCATION

- At the end of a Secluded & Quiet Cul de Sac Street
- Just walk down the street to Creekwood Nature Area
- Centrally located in the heart of Kingwood
- Close access to the Nature Reserve & Greenbelt Trails
- River Grove Park with Boat Launch to Lake Houston
- Metro Park N Ride Behind Kingwood Community Center
- Kingwood's Town Center for Local Shopping & Restaurants
- Kings Harbor for Restaurants & Shopping
- Deer Ridge Park (Tennis Courts & Pickle Ball Courts)

Buyers Want to Know

- **Zone X-A** Outside The 100 & 500-Year Floodplains.
- **HVAC:** 2023 - Armstrong A/C & Furnace
- **Water Heater** Whirlpool 10 yrs
- **30 Yr Roof** - 16 Yrs
- **Annual Utility Costs**
 - Electric \$2,200 or Avg. \$183/Month
 - Gas \$420 or Avg. \$35/Month
 - Water \$550 or Avg. \$49/Month
 - Trash \$380 or Avg. \$32/Month

Shop for your power company: [PowertoChoose.org](https://www.powertochoose.org)

- **Energy Efficient Features:**
 - Ceiling Fans, Shade Trees
- Internet available
- 3 Car Attached Garage with Built-Ins
- Wood & Tile Floors Installed 7-8 Yrs Ago
- Exterior Paint 4 Yrs Ago | Interior Paint 3 Yrs Ago
- Hardi Plank Siding 5 Yrs Ago
- Security System - Service Provided by Cebridge

Bear Branch Community Association

<https://hnbbv.sites.townsq.io/0> | (713) 405-3172

Annual Maintenance Fee: \$375.00

Taxes without Exemptions \$9,317 in 2024



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Kingwood

YOUR NATURE-LOVING
HAVEN IN TEXA

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



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REALTY GROUP

3507 Highland Lakes

