

NICKELLREALTY.COM  
832.802.3833



*For Sale*  
*3610*

*Wildwood Ridge*

*Bear Branch / Kingwood*

A MODERN FRENCH COUNTRY FARMHOUSE  
HOME LOCATED ON THE  
CREEKWOOD NATURE RESERVE



OFFERED AT

**\$575,000**

 3,192 SQ. FT

## *Property Features*

- COMPLETE REMODEL
- 4 BEDROOM | 2 1/2 BATH
- POOL & SPA W/ HEATER 
- COVERED PERGOLA DECK & PATIO
- FIRE PIT W/ SYNTHETIC TURF 
- 2-CAR ATTACHED GARAGE WITH PORTE COCHERE 
- FULLY LANDSCAPED
- SPRINKLER SYSTEM
- TILE & VINYL FLOORS | NO CARPET
- GAS LOG FIREPLACE
- DESIGNER ELEMENTS
- SECURED STORAGE
- OUTDOOR CLIMATE CONTROLLED 13 X 15 FLEX ROOM
- DOWNSTAIRS FLEX SPACE FOR OFFICE OR 2<sup>ND</sup> LIVING SPACE



DIANA M. NICKELL, REALTOR®  
4201 MAIN STREET | 200-123 | HOUSTON, TX 77002

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\$575,000

A MODERN FRENCH COUNTRY FARMHOUSE HOME LOCATED ON  
THE CREEKWOOD NATURE RESERVE



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

THIS MODERN FARMHOUSE STYLE HOME BLENDS THE COZY, NATURAL ELEMENTS WITH THE CLEAN LINES, OPEN SPACES, & STREAM-LINED FUNCTIONALITY OF MODERN AMENITIES, CREATING A SOFISTICATED YET INVITING ATMOSPHERE THAT IS BOTH GROUNDED AND ELEGANT. THE OUTDOOR LIVING SPACE IS AN EXTENSION OF THE HOME'S INTERIOR, DESIGNED FOR RELAXATION, ENTERTAINMENT, AND LEISURE ACTIVITIES LIKE DINING OR SOCIALIZING. THE REMODELED DESIGN CREATES A SENSE OF FLOW AND CONTINUITY BETWEEN THE INDOOR AND OUTDOOR ENVIRONMENTS. PICTURE YOURSELF UNWINDING BY A POOL AND SPA, THIS PROPERTY OFFERS NATURE, A QUIET LOCATION AND PRIVATE BACKYARD FOR ENTERTAINING.



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A MODERN FRENCH COUNTRY FARMHOUSE HOME LOCATED ON  
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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 DESIGNER TOUCHES, THERE IS AN INVITING ATMOSPHERE AND STRIKING CURB APPEAL WITH PROFESSIONAL LANDSCAPING AND LIGHTING. THE BACK YARD OASIS WITH POOL & SPA ALONG WITH A VIEW OF THE NATURE RESERVE IS PERFECT FOR ENTERTAINING FAMILY & GUESTS IN A PRIVATE ENVIRONMENT. THE FIRE PIT, GAZEBO AND POOL CREATE AN INVITING OUTDOOR SETTING AND PROVIDE AN EXCELLENT SPACE TO RELAX AND ENJOY PEACEFUL EVENINGS. ACCESS TO A CLIMATE CONTROLLED OUTDOOR SPACE ADJACENT TO THE POOL CAN BE MADE INTO A CABANA OR OUTDOOR STUDIO..  
2-CAR GARAGE WITH PORTE COCHERE



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# Updates | Features | Furnishings

3610 WILDWOOD RIDGE DRIVE | KINGWOOD TX 77339

## ITEMS THAT CONVEY

- Kitchen Refrigerator
- Pool Cleaning Equipment
- TV on Patio & TV in Primary Bath

## ITEMS THAT ARE NEGOTIABLE TO CONVEY

- See Separate Insert for List of Non Realty Items

## UPDATES & FEATURES

(See Separate Insert for Detailed Improvements & Improvement Value).

- In 2024, the home underwent a comprehensive renovation designed to modernize the layout and improve functionality. Walls between the kitchen and living area were removed to create an open concept floor plan, supported by engineered structural beams professionally installed.
- Fully remodeled kitchen. Unique kitchen cabinetry going all the way to the ceiling with custom upper cabinet lighting.
- Primary bath remodeled with walk-in shower, double sink vanity, stand alone tub and walk-in closet with custom built-ins.
- Additional storage and closet access added under stairs.
- Tile wood look plank flooring installed throughout the downstairs.
- Vinyl flooring installed throughout the upstairs.
- Updated cabinetry in laundry room.
- New light fixtures installed throughout home.
- Kitchen appliances updated in 2022 & 2024: Double Oven, Cooktop, Refrigerator & Disposal.
- Under sink water filtration system in 2024.
- LED lighting throughout the home | Pex Plumbing | Solar Screens

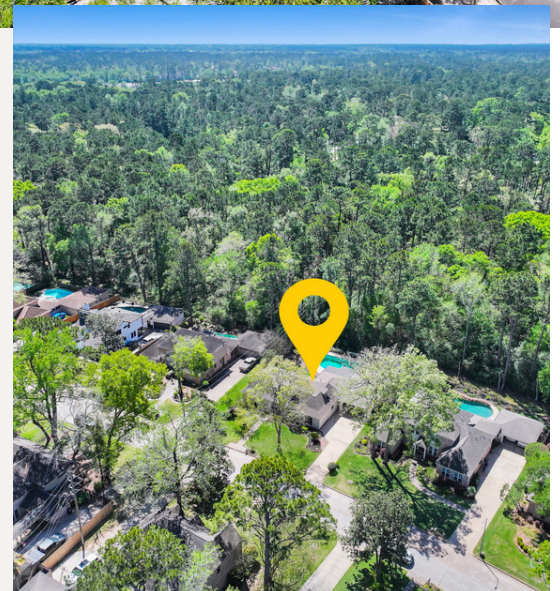
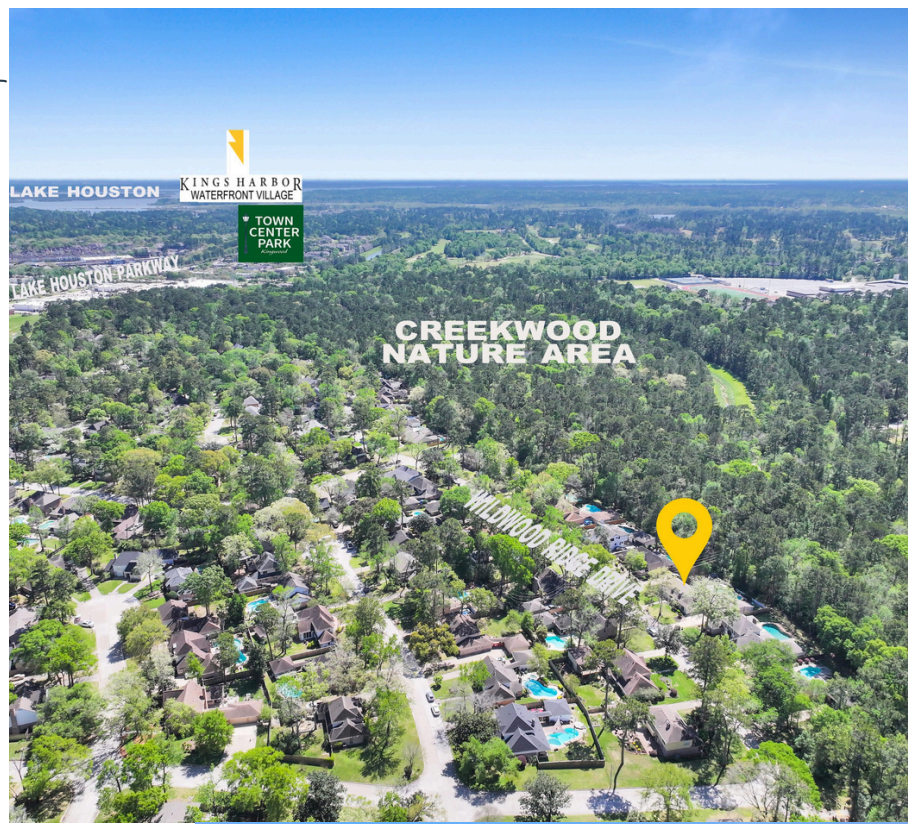
# Property Area Highlights

- Park with playground & gazebo.
- Houses in area are traditional, French Country, Farmhouse & postmodern & modern inspired.
- Golf Courses
- Zoned to the highly-rated Humble Independent School District (ISD)
- Lush scenery and 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, Trader Joe's, Sprouts (Coming Soon) , ACE Hardware & Fitness Clubs.



## PRIME LOCATION

- Located on the Creekwood Area Nature Reserve
- Just walk down the street to the Greenbelt Trails or through the backyard gate to the Creekwood Nature Area
- Centrally located in the heart of Kingwood
- 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- Outside the 100 & 500-Yr Floodplain.**
- **HVAC:** 2022 with ductwork fully replaced in 2024. Additional return vents added in all 3 upstairs bedrooms.
- **Filters:** 16x21 in Stairway & 3-12x12 in each upstairs bedroom.
- **Water Heater** 8 yrs
- **30 Yr Roof** - 8 Yrs
- **Electrical** - Panel replaced in 2021 - located in garage. Electrical updated throughout living area, bathrooms, hall closet & kitchen. Rewiring where necessary & installation of new outlets, switches & light fixtures.
- **Plumbing** - 2024 all water supply lines were upgraded to PEX throughout the entire home. Original galvanized lines removed and replaced.



Bear Branch Community Association

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

Annual Maintenance Fee: \$375.00

Taxes without Exemptions \$11,938 in 2025



# 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."



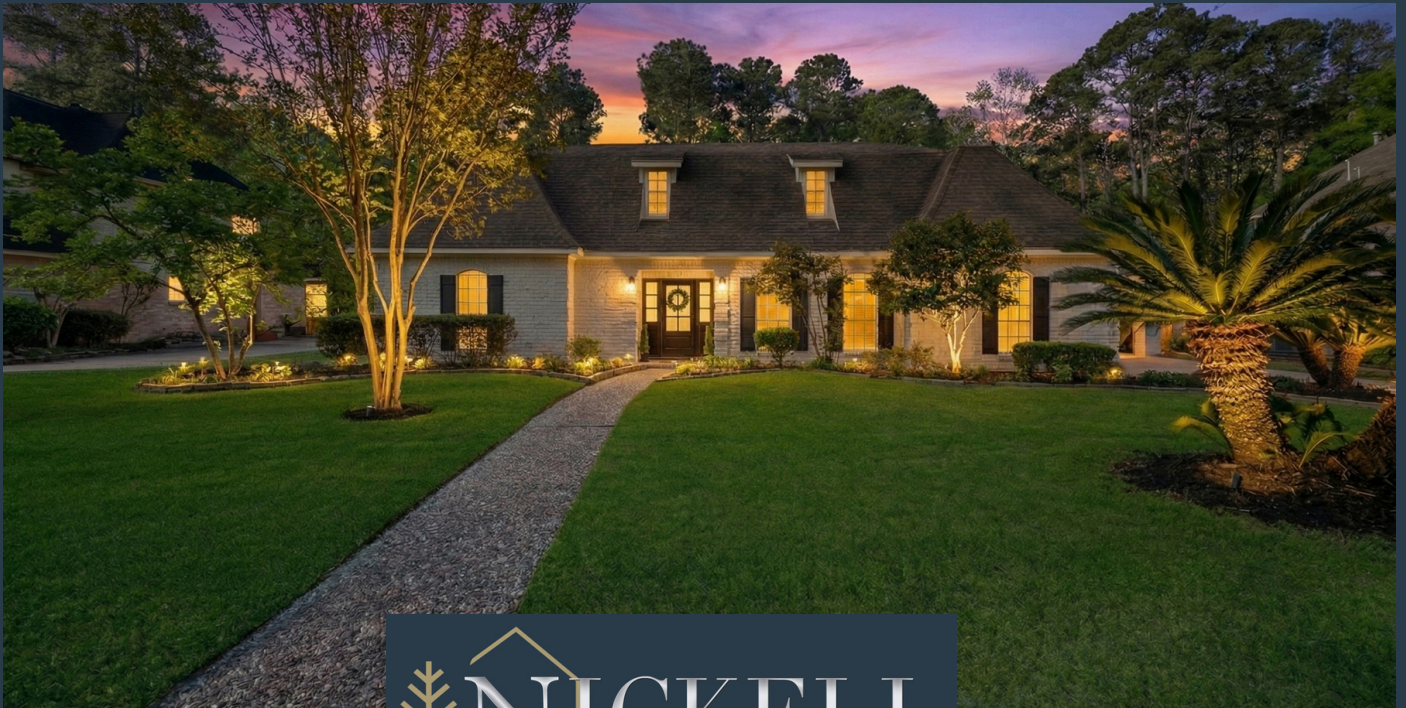
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## About Kingwood

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?



NICKELL  
REALTY

*3610 Wildwood Ridge Drive*

*The current owners have truly enjoyed the location with the natural setting as the property backs directly to wooded acreage and the Creekwood Nature Preserve. This is a rare privacy that is hard to find. Looking at a beautiful, uninterrupted tree line instead of looking into another backyard. Having no rear neighbors is truly a special feature.*

*They enjoyed walking straight out the back gate into the woods and onto the trails along the bayou. The peaceful walks through the preserve felt like their own private property. It gives the feeling of living out in the country while still being right in the middle of Kingwood.*

*When they would sit by the fire pit in the evenings, surrounded by the trees, it would genuinely feel like they were miles from the city. The combination of the natural backdrop, the outdoor living space, and the privacy created a calm, relaxing environment that meant a lot to them.*

*With the major interior renovations, updated HVAC and ductwork, upgraded plumbing and electrical systems, and this unique natural setting behind the home, it truly offers both comfort and peace in a way that is hard to duplicate.*