

Attributes and Upgrades

2414 Mills Creek Dr

Kingwood, TX 77339

2251 sq ft home in desirable Kingwood Place located in the “front” of Kingwood

2 story home built in 1998

4 bedrooms – 2 down and 2 up

2 ½ baths

Major Updates and custom design features done throughout entire home in 2022

Tall ceilings and bright windows throughout along with architectural custom features such as arched doorways and tray ceilings

Roof (2017)

AC condenser (2022) and furnace (2026)

Hot water heater (2026)

Whole house Aquasure whole house water filter with automatic digital metered control softener, and 75GPD RO reverse osmosis drinking system (2022)

Downstairs flooring with Austel Brown II Porcelain tile 48 x 8 tiles (2022)

Upstairs flooring in Silver Oak wood flooring including stairs (2022)

Master bath shower (2024)

Half bath downstairs (2022)

Custom designed dining room accent wall (2022)

Utility room cabinetry (2022)

Interior paint entire home (2022)

Exterior paint entire home (2022)

Upgraded ceiling fans (2022)

Gas fireplace with decorative tile inlay (2022)

Chef's Kitchen with breakfast bar and dining area remodeled (2022) includes:

- Shaker style cabinets and plenty of them
- 4 burner gas stove
- Double oven
- Quartz counters
- Custom glass tile backsplash
- Stainless steel sink and faucet
- Custom coffee bar that stays with the house

Private master suite is downstairs and has a new glass door shower, dual sinks, jetted tub, and a huge walk in master closet

2nd bedroom downstairs offers flexibility of space for an office, nursery, workout room or guest suite

Over 13" garage wood workbench with over 13" of lower and upper cabinets (2022)

Full yard sprinkler system

2 car garage

Zoned to Foster Elementary, the newly redone Kingwood Middle School and Kingwood Park High School.

Being in the front of Kingwood offers quick access to Hwy 59 / I69, IAH airport, and the Grand Pkwy

Kingwood is a Master Planned Community and offers community pools, parks, hike and bike greenbelts throughout entire neighborhood, tennis courts, baseball and soccer fields, basketball courts, sand volleyball court, and a boat ramp with access to Lake Houston exclusively for use by Kingwood residents.

Close proximity to the shops, restaurants, boutiques and outdoor events located in the front on Kingwood, Kingwood's Town Center, and the lakefront Harbour.

Valley Ranch Shopping Plaza is minutes away which is full of restaurants, big name stores, movie theaters, and it's own calendar of outdoor events.

Within minutes of HEB Plaza, Kroger, YMCA, yoga studios, day care facilities, churches, doctors and all you need for everyday living.

Kingwood is home to Kingwood Country Club which offers **5 golf courses**, tennis , pickleball, fitness, adult and family pools, lazy river, restaurants and plenty of events. **Deerwood Country Club** is an additional and renowned golf course and club. All within the “neighborhood”

A great place to call home!

All information is to the best of seller knowledge, but not guaranteed.