

Attributes and Upgrades

**2046 Riverlawn Dr
Kingwood, TX 77339**

Beautifully remodeled 1977 sq ft, one-story home with over 115K in recent upgrades

Desirable South Woodland Hills location in the “front” of Kingwood

3 bedrooms, 2 full baths, large living room, dining and bonus space

New custom built backyard pool and decking completed in 2025

(78K) – designed with high-end choices in materials, features, and equipment

- **Pebble Tech** finish
- Sun ledge, beach entry with umbrella hole for pleasant lounging
- Ozone sanitation system to promote cleaner, softer water with reduced chemical dependency
- Variable speed pump
- **Automatic fill and automatic drain system**
- Decorative waterfall features
- Automatic pool cleaner
- Transferable warranties

Complete kitchen remodel in 2023 included:

- **Porcelain** counter tops
- Porcelain backsplash
- 5 burner gas stove
- Ispring, under counter reverse osmosis system in kitchen (added in 2025)
- New oven, microwave and dishwasher
- Stainless Steel hood and venting system
- All new cabinet faces, paint and brass hardware
- Removed ceiling box light and replaced with high end fixtures and flush mount LEDs

- Under cabinet lighting
- Upgraded faucet to designer grade
- Replaced laundry door and fixture
- **Renovated kitchen “nook” space as versatile space** for conversation, kitchen table, office, library, homework – your choice

HVAC updated in 2026 with 4T Lennox unit

Added Full House 22kw Generac Generator (2024). Includes the 5 year warranty for parts and labor.

Replaced entire fence (2024)

Backyard insulated shed plumbed for water and wired for electric

Replaced gutters on entire house (2021)

New **windows** (approximately 2019)

Custom fixtures throughout home

Master bath remodeled and has granite counters, oversized, glass door, tile shower with rainhead shower head, shampoo shelf and built-in bench, 2 master closets, updated cabinets, dual sinks and mirrors.

Secondary full bath remodeled with granite counters, updated cabinets and hardware, mirror, and appealing glass door for tub/shower

Generous sized bedrooms, with one secondary bedroom walled with built-ins for easy storage or an office space

Flooring throughout consists of hardwood in the common areas, including the kitchen, new wood tile flooring in the bathrooms and bedrooms (2021), and carpet in the master bedroom

Decorative **Atrium** in center of home accessed through French doors providing a privacy spot, sunlight or fresh air

Brick fireplace with gas log

Updates to hardi siding

Back doors and Atrium doors have been replaced with **steel doors**

Large and plentiful closets throughout

Refrigerator stays with the house

2 car garage with generous sized **breezeway** to the house

Stunning curb appeal

Zoned to Woodland Hills 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 the entire neighborhood, tennis courts, pickleball 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 within Kingwood including Kingwood's Town Center, and the lakefront Harbour.

Within minutes of HEB plaza, Trader Joe's , Kroger, Club Studio, YMCA, LifeTime Fitness, coffee shops, churches, doctors, daycares, and all you need for everyday living. Valley Ranch Plaza is also 15 minutes away.

Kingwood Country Club – offers 5 golf courses, tennis, pickleball, fitness, adult and family pools, lazy river, restaurants and plenty of events. **Deerwood County 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