

1906 River Falls Dr

Update List



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COMPASS

- Home is set back on the lot
- No rear neighbors, barely any side neighbors because of the shape of the lot
- Pathway in the middle of the backyard to the Bayou
- Very sleepy Street, zero through traffic, incredibly safe for kids to play in the road
- Zoned with a Short bike ride away from the brand new Foster elementary school building, set to open fall 2027
- Easy access to the Kingwood Greenbelt system, you can literally ride a bicycle anywhere in Kingwood
- Updated electrical
- Updated Plumbing
- Updated HVAC
- Newer roof
- New driveway
- French drains
- Custom built Motorized -sunshades in the front windows
- Backside of the home has all new windows
- Replaced all insulation in the attic and sprayed new insulation in the attic
- Tinted all windows on the front of the home (gets the brunt of the sunshine)
- Professionally wired for generator and generator included
- New front door patio
- Add Insulation in Garage
- Home office upstairs of garage

*All per seller