

# 134 Kendrick Pines Blvd.

## SPECIAL FEATURES

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### FIRST FLOOR

#### FOYER

Inviting paneled double wood doors  
Transom window  
Engineered hardwood floors  
Paint soft neutral tones  
Crown molding  
Decorative bronze chandeliers  
Coat closet  
Staircase with hardwoods, wrought iron balusters,  
wood banister and handrails

#### STUDY

Crown molding  
Paint warm custom tones  
Twelve light French door  
Engineered hardwood floors  
Walk in closet  
Possible fifth bedroom

#### DINING ROOM

Engineered hardwood floors  
Crown moldings  
Paint in bright neutral tones  
Custom birch hardwood table

#### BUTLER'S PANTRY

Custom built in cabinetry with glass front display  
cabinets and storage  
Hardwood counter top  
Built in under counter refrigerator  
Engineered hardwood floors

#### FAMILY ROOM

Engineered hardwood floors  
Remote controlled gas log fireplace with traditional  
mantel, marble hearth and surround  
Vaulted ceiling  
Ceiling fan with light kit  
Paint bright neutral tones  
Bank of windows overlooking private backyard

### GOURMET ISLAND KITCHEN

Engineered hardwood floors  
Stainless five burner GE gas cook top  
Built-in updraft vent hood  
Stainless GE oven  
Stainless GE Profile microwave oven  
Stainless GE dishwasher with hidden control panel  
Double stainless undermount sink  
Walk-in Pantry  
Custom pendant chandeliers  
Benedettini 42" cabinets with adjustable shelves  
Generous counter and cabinet spaces  
Recessed lighting  
Granite countertops with subway tile backsplash  
Island has massive breakfast bar

### BREAKFAST ROOM

Expanse of windows  
Decorative chandelier  
Paint bright neutral tones  
Engineered hardwood floors  
Crown molding  
Custom built-in mud storage unit with backpack hooks  
Custom built-in seating with storage

### MASTER SUITE

Crown molding  
Ceiling fan with light kit  
Engineered hardwood floors  
Walls painted with warm custom tones  
Wall of windows  
Wall sconces

### MASTER BATH

Ceramic tile floors  
Granite counters with double undermount sinks  
Custom framed mirrors with vanity lighting  
Walk-in shower with glass enclosure  
Free standing garden tub with Roman spray arm Large  
picture window with privacy glass  
Walls painted with warm custom tones  
Private water closet  
Built in medicine cabinet  
Linen closet  
Recessed lighting  
Walk in closets

### **GUEST POWDER ROOM**

Engineered hardwood floors  
Pedestal sink  
Custom framed mirror  
Custom vanity lighting  
Walls painted with warm custom tones

### **LAUNDRY ROOM**

Ceramic tile floors  
Washer and electric/gas dryer connections  
Built in storage cabinets

### **SECOND FLOOR**

#### **GAMEROOM**

Ceiling fan with light kit  
Expanse of windows  
Engineered hardwood floors

#### **UPSTAIRS SECOND BEDROOM**

Walls painted in bright tones  
Engineered hardwood floors  
Closet with double doors

#### **GUEST BATHROOM**

Cultured marble counter with undermount sinks  
Built in cabinetry  
Ceramic tile floors  
Custom framed mirrors  
Vanity lighting  
Tub/shower with tile surround  
Linen closet

#### **UPSTAIRS THIRD BEDROOM**

Engineered hardwood floors  
Walls painted with soft, warm tones  
Walk in closet

#### **JACK-N-JILL BATHROOM**

Ceramic tile floors  
Cultured marble counters with undermount sinks  
Built in cabinetry  
Large mirror  
Vanity lighting  
Linen closet  
Tub/shower with ceramic tile surround

#### **UPSTAIRS FOURTH BEDROOM**

Custom paint in warm tones  
Engineered hardwood floors  
Walk in Closet

#### **GARAGE**

Two car detached garage with alley access  
Sheetrock finished and painted  
Automatic garage door opener

### **OTHER FEATURES**

J. Kyle Homes built 2019 (Tax records reflect 2018; however, home not completed and moved in by original owners until 2019)  
Master planned community  
Cement board exterior  
Frontage located on quiet interior boulevard street  
Covered front porch with slate floor, recessed lights and two decorative wall scones  
Eight foot interior and exterior doors  
Zoned 15 SEER air-conditioning and heating system (2 separate systems)  
Gutters and downspouts  
Security system  
Smoke alarms  
Professionally landscaped yard with mature trees  
Large custom built storage shed  
Sprinkler system  
Fully fenced turf backyard  
Expanded covered patio  
Radiant barrier roof decking  
Vinyl double pane, Low-E windows  
Highly acclaimed Tomball schools  
Amenities – The Woodlands – Lifestyle Living in Creekside/

Liberty Branch area - Includes acres of lakes, nature trails, pools & splash pad, greenbelts. Walking distance to Fleming Park & Aquatic Center

Many nearby neighborhood conveniences – the shops feature big-box retailers, specialty stores and casual eateries less than 1 mile away.