



LAKES OF CHAMPIONS ESTATES · MONT BELVIEU

14918 Lake Shore Ave

Mont Belvieu, Texas 77523

FEATURES & IMPROVEMENTS

PRESENTED BY FELICIA ROSAS, BROKER ASSOCIATE | REALTY OF AMERICA, LLC

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WELCOME HOME

What makes this home special

Built in 2021 and thoughtfully upgraded every year since, this Mont Belvieu home pairs classic brick curb appeal with a heated pool, hot tub, and extended covered patio. Here is a closer look as you tour.

2,618

SQ FT

4 + FLEX

BEDROOMS

2021

YEAR BUILT

3

FULL BATHS

3-CAR

GARAGE

BHISD

SCHOOLS

Outdoor Living

- ◆ Heated in-ground pool, 6 ft deep **ADDED 2025**
- ◆ Attached hot tub **ADDED 2025**
- ◆ Large tanning ledge trimmed in mosaic glass tile
- ◆ Sheer-descent water features in stacked stone
- ◆ Extended covered patio and concrete **2025**
- ◆ Outdoor ceiling fans on the patio **2025**
- ◆ Gas connection ready for a future outdoor kitchen
- ◆ Lush Bermuda grass lawn **2024**
- ◆ Privacy-fenced backyard with open play space

Curb Appeal & Construction

- ◆ Built new in 2021 by K. Hovnanian Homes
- ◆ Brick exterior with board-and-batten gable accents
- ◆ Covered front porch with brick paver flooring
- ◆ Crisscross porch railings and paneled columns
- ◆ Raised landscape beds edged in stone block
- ◆ Finished three-car garage, approx. 656 sq ft
- ◆ 9,766 sq ft lot in Lakes of Champions Estates
- ◆ FEMA Flood Zone X per county records



INSIDE THE HOME

Kitchen & Walk-In Pantry

- ◆ Gas cooktop set in stone countertops
- ◆ Built-in stainless GE wall oven and microwave
- ◆ Samsung smart dishwasher with auto-release door and third rack **NEW 2026**
- ◆ Hexagon mosaic tile backsplash
- ◆ Island in Sherwin-Williams Naval **2022**
- ◆ Walk-in pantry with custom cabinetry and shelving **2023**
- ◆ Stone counter in the pantry for small appliances
- ◆ Built-in coffee bar with cabinets and drawers

Private Guest Suite

- ◆ Private wing to the left of the entry
- ◆ Bedroom, living area, and full bath together
- ◆ Flexible for guests, a home office, or longer visits
- ◆ Closet with shiplap accent wall and hanging rods **2022**
- ◆ Stackable washer and dryer connections preserved behind the shiplap, with plumbing capped for future use

Interior Upgrades

- ◆ Whole-home paint in Sherwin-Williams Repose Gray **2022**
- ◆ Upgraded light fixtures throughout **2022**
- ◆ Ceiling fans in every bedroom **2022**
- ◆ Oversized ceiling fan in the living room **2022**
- ◆ New carpet in the primary bedroom **2026**
- ◆ Wood-look tile in the kitchen and pantry
- ◆ Matte black cabinet hardware

RECENT CARE & UPGRADES

- 2026** New Samsung smart dishwasher · new carpet in the primary bedroom
- 2025** Heated pool and hot tub · covered patio and concrete extended · outdoor ceiling fans · gas line for future outdoor kitchen
- 2024** Entire yard replaced with Bermuda grass
- 2023** Half bath converted into a walk-in pantry with custom cabinetry
- 2022** Whole-home interior paint · upgraded lighting · ceiling fans added · suite laundry closet converted to a shiplap closet



Where home begins.

Thank you for touring 14918 Lake Shore Ave. I would love to answer your questions.

Felicia Rosas

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Coming Up Rosas

#COMINGUPROSAS

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