2214 Kings Trail
Improvement and Features List

Purchased in April 2025

- May 2025 – all new flooring installed. Engineered wood downstairs, new tile in laundry room, new carpet on second floor with upgraded padding, new tile in jack and jill bathroom and shower
- May 2025 – Repainted the full interior of the home (first and second floors)
- June 2025 – Installed hot water heaters in attic
- June 2025 – New pool vacuum
- June 2025 – Installed new coils and repaired parts to generator
- August 2025 – Garage door repairs with new springs and rollers installed (two car section)

Features

- Updated kitchen with a Thermador Professional 48-in Gas Range with 6 Burners and Griddle, oversized island with sink.
- Corner lot – Very private backyard with only one neighbor
- Outdoor living space with fireplace, kitchen, grill and TV/speakers/receiver
- Direct access from pool/spa area to primary bathroom
- Oversized whole home generator - 38 KW
- Water well (saves a ton on City of Houston Water for yard and pool)
- Double pane windows replaced in majority of home
- 2 Gas lines (one for home and one for generator and pool)
- Roof replaced in 2018
- Central Kingwood location with quick access to the County Club & Ice House, Kings Harbor restaurants, Kingwood Town Center, HEB, Club Studio Fitness, Sprouts, YMCA, and much more!

Included with the home (Non-Realty Addendum)

1. Kitchen Fridge
2. All mounted TV's and sound Bars
3. Safe in Primary Closet