

3407 Kings Row

Outside the loop living, inside the loop convenience!

Beautiful 4 bedroom, 3 bath home with over 2500 square feet in the well established Baywood Forest Subdivision near Nacogdoches High School. This property has seen many updates such as repainted exterior, new landscaping and sprinkler system, central air & heat system, and hand-scraped hickory hardwood flooring in hallways, living and dining rooms. Remodeled kitchen with new flooring, stainless steel appliances, solid surface counter tops, and double convection oven. New patio door in master bedroom with side vents opening onto a private patio. The backyard is two yards in one: a large grassy landscaped lawn, and a fully forested lot with winding trails, custom built play fort with slide, swings, trampoline, and a zip line. This home offers country living with the convenience of being inside the loop, and a beautiful lot unlike any others in the area.

Family Room:

- Repainted large open family room with cathedral ceiling.
- Hickory hardwood flooring.
- Updated lighting and fan.
- Nice wood burning fireplace with glass door set.
- Nice built in storage and bookshelves.
- Wood blinds.

Kitchen:

- Beautiful remodeled and repainted kitchen.
- Solid surface counter tops.
- Pergo laminate hardwood flooring.
- Stainless steel double convection oven set.
- Stainless steel dishwasher.
- Stainless steel microwave and vented hood.
- Stainless steel glass top range.
- Stainless steel track lighting and accents.
- Stainless Steel faucet fixtures.
- Nice breakfast area with hanging chandelier and furniture that matches the cabinets.
- Built-in desk with matching solid surface top.

Den / Game Room:

- Large open den or game room with wall to wall carpet flooring.
- Built-in storage and bookshelves.
- Track lighting and lighted ceiling fan.
- Large windows for plenty of natural light.
- Sizable storage closet.

Master Bedroom:

- Nice repainted and remodeled master bedroom.
- Wall to wall carpet.
- Installed patio door with side vents to the master bedroom private outside patio.
- Lighted ceiling fan with light kit.
- Walk-in closet entry moved to the bathroom.
- Crown and base molding.

Master Bath:

- Repainted master bath with tile flooring.
- Recessed accent lighting.
- New vanity sink.
- Replaced bathroom fixtures with bronzed faucet, towel bars, and door hardware.

Second Bedroom:

- Nice second bedroom with wall to wall carpet.
- Large window for plenty of natural light.
- Lighted ceiling fan.
- Standard closet.
- Crown and base molding.

Third Bedroom:

- Nice third bedroom with wall to wall carpet.
- Large window for plenty of natural light.
- Lighted ceiling fan.
- Standard closet.
- Crown and base molding.

Jack & Jill Style Bathroom:

- Shared bathroom with doors to the second and third bedrooms.
- Tile flooring.
- Tile tub and shower unit.
- New vanity sink and faucet.

Fourth Bedroom:

- Fourth bedroom with wall to wall carpet.
- Large window for plenty of natural light.
- Lighted ceiling fan and light kit.
- Standard closet.
- Crown and base molding.

Full Guest Bath:

- Guest bath to be used by the fourth bedroom.
- Remodeled bath with walk-in shower unit, and new faucet.
- Vanity mirror and sink.

Exterior Features:

- The exterior was recently caulked and painted.
- Attic exhaust fan was installed with thermostat.
- Separate water meter installed with multi-zone sprinkler system.
- Removed several large trees that were preventing grass to grow and planted sod.
- Landscaped with several new flower beds and boxes.
- West side back fence replaced.
- All exterior lighting was updated.
- Beautiful fenced back yard for a family to enjoy. The owners have updated the back patio for entertaining, installed a fire pit, and a garden shed with pavers.
- This is a large lot containing 1.42 acres of land. The back half of the back yard is wooded and the owners have cut walking trails through the foliage and added a fort, naturally equipped swings and a slide. The owners installed a zipline from the fort to the edge of the landscaped yard for the kids to enjoy.
- Trampoline in cleared forest area..
- Irrigated vegetable garden.

Miscellaneous Information:

- Thomas J. Rusk Elementary School District.
- Mike Moses Middle School District
- Nacogdoches High School District.
- Cable Television: Suddenlink Entertainment/ Satellite providers like Dish and Direct. TV.
- Internet- SuddenlinkEntertainment/ AT&T DSL/Satellite providers like Dish and Direct. TV.
- Electric Service- Deregulated choose from several providers.
- Water- City of Nacogdoches.
- Sewage- City of Nacogdoches.
- Waste Collection- City of Nacogdoches.
- Natural Gas- Centerpoint Energy.
- Telephone: AT&T or Suddenlink Entertainment.

All information within this brochure was gathered from outside sources and is deemed reliable, but not guaranteed and should be independently verified.