

# SPECIAL FEATURES

## 6 HICKORY SHADOWS DRIVE

### A UNIQUE OPPORTUNITY!

Location is everything! This home is tucked away in a semi-gated microneighborhood within coveted Hilshire Village, a small Memorial Villages community with its own elected City Hall Council, police & fire departments.

Easy access to I-10 & 610 as well as the Heights, Downtown, the Galleria and Memorial area amenities, activities, restaurants, and shopping.

Zoned to renowned Spring Branch ISD schools (Memorial High School, Spring Branch Middle & Valley Oaks Elementary).

3,139 bldg sq ft/8,001 lot sq ft

3 bedrooms + 3 full/2 half bathrooms

New roof on home and garage.

Well landscaped with fenced backyard and automatic sprinkler system.

Updated flooring downstairs.

Primary bedroom located downstairs with lots of light, adjoining courtyard, en-suite bath with two walk-in closets (one fully cedar-lined), garden tub with separate shower, double sink vanity, sky light and tons of built-in storage.

Kitchen has granite counters with an island, gas cooktop, double oven, walk-in pantry, walk-in utility room with built-in storage, chef's desk, and adjoining breakfast room. Stainless steel refrigerator is also included.

Raised living area has new flooring, high ceilings, tons of windows, adjoining courtyard access, fireplace, exposed brick and wood plank wall features, and recessed lighting.

Formal dining has built-in storage with brick surround and a separate wet bar with mini-fridge.

Large wrap-around bonus storage under the stairs.

Oversized office on first floor with custom floor to ceiling built-in wood and glass cabinetry.

Open upstairs gameroom w/wet bar & mini fridge, high ceilings, storage closet & lots of light.

Two bedrooms upstairs (one with built-in desk with storage) and two full bathrooms.

With its neutral pallet & recent updates, this is a great opportunity for buyers to make it their own!

# \$750,000

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