



KIMBERLY HARDING

GROUP

RE/MAX
Synergy

FEATURES & IMPROVEMENTS

1417 OLD HICKORY LN, LEAGUE CITY, TX

HOUSEWIDE IMPROVEMENTS:

- ALL WINDOWS REPLACED (2021)
- ATTIC DUCTWORK REPLACED (2022)
- ROOF REPLACED (2018)
- AC CONDENSERS REPLACED (2018)
- EXTERIOR/INTERIOR PAINT (2018)
- FLOORING & BASEBOARD (2018)
- ALL BATHS – FLOORING, TOILETS AND FAUCETS (2018)
- FIXTURES & CEILING FANS (2018)
- BALDWIN DOOR HANDLES

KITCHEN:

- CABINETS WITH SUPER-SIZE LAZY SUSAN
- SOFTCLOSE DOORS/DRAWERS & HANDLE HARDWARE
- QUARTZ COUNTERS & TILE BACKSPLASH
- SINK & FAUCET
- TILE FLOORING
- KENMORE ELITE STAINLESS APPLIANCES
- 5 BURNER GAS STOVE WITH DOUBLE OVEN COMPARTMENTS
- INSTA-HOT WATER DISPENSER
- UNDERMOUNT ELECTRIC OUTLETS
- ISLAND WITH EXTENDED BAR TOP AND DRAWERS
- COFFEE BAR

LIVING ROOM:

- LEVEL III ENGINEERED WOOD FLOORING
- CUSTOM TILED WINDOW WALL
- 5' LINEAR FIREPLACE - REMOTE OPERATED
- SURROUND SOUND



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FEATURES AND IMPROVEMENTS CONTINUED...

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PRIMARY BEDROOM & BATH:

- ENGINEERED WOOD
- 6" BASEBOARD
- CROWN MOULDING
- SLIDING BARNDOOR ACCESS TO BATHROOM
- CUSTOM TILE OVERSIZED, FRAMELESS SHOWER WITH BENCH SEAT AND RIVER ROCK FLOOR
- RAINSHOWER HEAD AND BODY SPRAYER
- SPLIT-LEVEL VANITY WITH GRANITE COUNTERS
- MOUNTED TOWEL HOOKS

UPSTAIRS:

- HUGE GAME ROOM AREA: CUSTOM BIRCH WOOD BUILT-INS WITH ADJUSTABLE SHELVING AND CABINETS
- BATHROOMS: LUXURY VINYL PLANK FLOORING, UPDATED TOILETS AND FAUCETS
- SECOND AND THIRD BEDROOMS WITH JACK & JILL BATHROOM
- LARGE FOURTH BEDROOM
- DUAL ACCESS ATTIC WITH EXTENSIVE DECKED STORAGE SPACE

YARDS:

- LARGE REPURPOSED SOLID RED CEDAR PERGOLA: QUARTZ COUNTERS, LED LIGHTING, SURROUND SPEAKERS, TWO CEILING FANS, ADDITIONAL ELEC OUTLETS
- AUTHENTIC TONGUE AND GROOVE SOLID RED CEDAR URBAN BARN
- 3 BARREL RAIN COLLECTION/IRRIGATION SYSTEM FOR WATERING VEGETABLES, LANDSCAPING, OR POTTED PLANTS
- RECIRCULATING, MULTI-TIERD WATERFALL-POND WITH LIVE GOLDFISH/KOI
- EXTENSIVE LANDSCAPING FRONT AND BACK