

Attributes and Upgrades

3319 Hickory Brook Lane

Kingwood, TX 77345

2372 sq ft one-story patio home built in 1988

Private location with no back neighbors

Extensive interior remodel (2023) by professional designer

2 bedrooms plus Office/den/ 3rd bedroom flex space with new, custom Full size Murphy bed

2 full baths with remodels (2023)

All flooring is new (2023). Bruce high performance hardwood flooring (which is water and scratch resistant) in common areas, bedrooms and study/flex space. Master bathroom, kitchen and entry are a Herringbone patterned, stone looking tile. Secondary bath is designer ceramic tile

All new interior paint including texture and new baseboards (2023)

All new exterior paint (2023)

All new fixtures (2023)

Expansive outdoor patio/deck off kitchen

Kitchen remodel (2023) includes:

- Quartz countertops
- Seamless shaker style 36" cabinet doors
- Delta faucet

- Brushed gold cabinet pulls
- Deep stainless-steel sink
- Ratan fixtures
- Taupe glass modern backsplash
- Island with cooktop
- Breakfast bar with counter height seating
- Wine/coffee bar/ breakfast buffet that stays with the house
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Den/Living area:

- New custom designed, tiled fireplace with a high end modern finish, and wood mantle (2023).
- Built-in bookshelves on both sides of fireplace
- Crown molding
- Minka ceiling fan
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Formal dining room with large windows, coffered ceiling and new Capiz shell designer light fixture

Master bedroom has private patio/deck and along accessed through French doors

Large Master bedroom with remodeled ensuite bath:

- Custom tiled glass door shower with 4' bench and shampoo niche
- Dual sinks
- Delta dual showerhead – handheld and fixed
- Aquatic jacuzzi tub
- New hardware, mirrors and fixtures
- Linen closet

Remodeled (2023) 2nd bath is a full bath is tastefully done in classy, fun high-end finishes which include:

- Sunken vessel sink with unique, brushed gold “bird” faucet
- Shiplap wall
- Rainhead shower
- Patterned tile floor

- Rattan fixtures

Remodeled, block paneled flex space with French doors and custom built, full sized Murphy bed (2023). This room is ideal to use for dual purpose which could be an office, 2nd living area, 3rd bedroom, workout space or any combination for anything that suits your needs. Mattress stays with the house

Tall ceilings

All new ceiling fans throughout (2023)

Lots of closet space

Large bedrooms

Large windows offering plenty of natural light including an interior atrium and hallway skylight

All new 2 inch blinds (2023)

Fully fenced backyard that backs to the greenbelt and has no back neighbors allows for extra privacy

Horseshoe shaped street so no “thru” traffic

Home located in desired patio home community of Kingwood – The Retreat – and is within minutes of HEB, restaurants, Kingwood Country Club, the Community Center, Kingwood Town Center and all the major roadways within the community.

Easy access to Hwy 59/ 169 to get to the airport, downtown or to the Grand Parkway

Never flooded