

3115 HICKORY RUN DRIVE

COLONY PARK, SUGAR LAND

GORGEOUS, FULLY REMODELED HOME ON 1/3-AC CORNER LOT

STUNNING
SHOWCASE
HOME ON PRIME
CORNER LOT

This strikingly beautiful home has been completely remodeled and impeccably maintained. Its corner location allows for ample windows with serene, tree-shaded views throughout.



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FEATURES

A pristine retreat in one of Sugar Land's most treasured neighborhoods

This magazine-worthy home has it all: the floor plan is ideal, the finishes are gorgeous, and essentially every update imaginable has been made through meticulous redesigning and remodeling. The strikingly beautiful, stately home is positioned on a coveted 1/3+-acre corner lot. It features ample windows and a serene, private backyard with a large pool, lawn, and eastern-facing covered patio.

the Grounds

- 14,644-SF (0.336-acre) corner lot
- Prime lot in treasured Colony Park, one of Sugar Land's most highly desired neighborhoods for its beauty, deep sense of community, and serene, yet especially convenient, location
- New landscape design and installation, including LED lighting on trees and in flower beds (fall 2022)

- Gorgeous mature trees
- Pool remodel (spring 2015), including new equipment, coping/tile, plaster, & hardscape, and redesigned fountain
- Large driveway with ample parking
- In-ground basketball goal (spring 2019)
- New cedar fences and gates (summer 2021)
- Irrigation system
- Eastern-facing patio to capture shady, private views of large backyard sanctuary

the Home

- Generac whole-home generator (fall 2021)
- Complete, whole-home interior redesign and remodel (fall 2019), including:
 - Redesigned & remodeled kitchen - new appliances including commercial size refrigerator, quartzite countertops, new tile backsplash, new island with pullout drawer storage, extended counter space seating, new cabinet faces, cabinet hardware, under cabinet lighting and plugs
 - Kitchen pantry redesign - extended pantry to a walk-in pantry with all new shelving, lighting and electrical outlets
 - Remodeled all bathrooms - new tile, cabinetry, quartzite/marble countertops, showers/bathtubs, cabinet hardware
 - Laundry room - gutted existing laundry room and replaced cabinetry, bench top with quartzite
 - Lighting - replaced all interior lighting fixtures and fans; installed canned LED lights throughout entire house, including bedrooms

- Replaced all flooring - wood tile downstairs, carpet upstairs, on stairs, and in all bedrooms
- Sanded and repainted all doors, trims, cabinets, baseboards, stair railings and balusters
- Repainted all wall surfaces and ceilings with seamless, neutral paint throughout house
- Sanded and repainted wood paneled office
- Retiled both fireplaces
- Electrical - replaced all electrical wiring, replaced all light/plug covers
- Plumbing - replaced all sinks, faucets, shower heads, toilets and associated plumbing
- All windows replaced (double-pane) (spring 2016)
- Exterior remodel (2022), including:
 - Replaced all wood with hardiboard
 - Replaced soffits
 - Repainted entire exterior siding and doors
 - Replaced exterior lights
- Replaced roof, roof vents, flashing, eaves and gutters (2022)
- Window coverings (spring 2022) - installed plantation shutters on all interior windows