

# 3014 E Hickory Park Circle

WITH FINE ARCHITECTURE, PRIME LOCATION, VERSATILE SPACE, AND ...

## *ENHANCEMENTS THAT ELEVATE*

- Modern and sophisticated light fixtures throughout the home.
  - Front Room 2020
  - Breakfast Room & Kitchen Island 2018
- Almost all lighting in the home updated to LED
- Nest Thermostat
- Deep kitchen sink
- Backyard balcony replacement in June of 2021
- French doors upstairs
- Shade screens for breakfast room available (sitting in garage)
- Fence replacement in 2019
- Pool heater replaced in 2017
- Built in wine fridge in the kitchen, 2020
- Multiple flex spaces
- Pool decking done in 2018
- Hot Water Heater replacement with S&B Plumbing in 2019
- A/C downstairs unit replaced within the last 5 years. Looking for records to verify.
- New condenser installed in other unit in 2022.
  - serviced by Critical Air, 10 year part warranty
- Foundation repair by Allied Foundation
  - Lifetime Warranty
  - 2015: 17 piers to the front and left side of the house
  - 2022 8 piers to the far left of the house
- Full roof replacement, Kennedy Roofing 2017
- Annual neighborhood family parties down the street in the “dog bone” area.
- Neighborhood WhatsApp group

(\* All dates are approximate from memory. Information is deemed accurate but you can request we find the paperwork if you require full verification vs visual inspection)