



Kickerillo modernist 80s architecture: hardwood floors, oversized windows, soaring ceilings and prominent brick fireplace. Large hearth opens onto central living spaces.

Nestled amongst mature oak and pine trees in established Barkers Landing neighborhood, access to a community pool, tennis/pickleball courts, playground and green space as well as a 24/hr security patrol.

Low traffic road, situated in elevated section of neighborhood above floodplain / never flooded.

Energy corridor, proximity to Terry Hershey trails, major hospitals, easy access to Memorial Dr, I10 and HWY 6. Zoned to Katy ISD schools.

Remodeled 2020-24, this home is full of must see recent upgrades!

**15807
HIDDEN CV**

\$729,000

**FOR INFO:
WWW.SETSHOWING.COM**

Features

- ✓ 3797 SqFt / 8480 lot
- ✓ 4 bd / 3.5 bath
- ✓ High ceilings
- ✓ Energy efficient windows
- ✓ Remodeled
- ✓ Game Rm/Studio
- ✓ Katy ISD Schools
- ✓ Community Pool & Tennis courts

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Rooms

Downstairs:

- Entry
- Formal living
- Formal dining with walk-in closet
- Kitchen with island seating
- Small study / extra dining
- Studio-game room / large office
- Utility laundry room with pantry
- Half-bath off of kitchen
- Master bedroom
- Master bath with 2 walk-in closets
- 2 car garage with utility closet

Upstairs:

- Bedroom 1
- Full bath 1
- Bedroom 2
- Jack & Jill full bath 2
- Bedroom 3
- Walk-in closets in all bedrooms

Neighborhood Features

- HOA fee \$1,259/yr includes communal area upkeep and access to a large community pool and tennis courts. Also includes 24hr security service.
- Hidden Cv street is on a naturally elevated plateau in the neighborhood. The home is not in a flood zone and has never flooded.
- Low traffic street with limited through traffic
- Easy access to Terry Hershey trails and Energy Corridor businesses.
- Near to Texas Childrens, Methodist and Memorial Herman hospitals
- Katy ISD schools: Wolfe Elementary, Memorial Parkway JH and Taylor HS

Remodeling & upgrades

2010

- 30 year roof shingles installed

2011

- 14k Leaf guard gutter covers installed throughout the house, never requiring cleaning.
- Solar powered attic roof fans installed

2020

- New kitchen with quartz composite countertops, gas cooktop and new cabinetry
- New bar area, half bath and laundry room counters to match kitchen
- Porcelain tiles throughout downstairs
- New carpet installed on stairs and upstairs
- Refinished hardwood flooring
- Upgraded upstairs bathroom shower tiles and added sliding glass doors
- Full interior repaint including walls, trim and cabinets
- 1 new AC unit installed
- 2 new water heaters installed
- Brushed nickel door handles, chandeliers, ceiling fans and LED recessed lighting installed throughout
- Upgraded alarm system
- New appliances: gas cooktop and vent hood, main refrigerator, washer and dryer and wine fridge in bar area added

2021

- Added a new independent wall AC / heater unit for the large studio office
- Replaced windows throughout the house to Restoration Series energy efficient double pane windows. Lifetime warranty transfers as a 10 yr warranty to the new owner.
- Fireplace opening enlarged and cleaned, new fireplace roof plate installed
- Wood fence replaced and stained

2023

- Patio concrete walkway installed in backyard
- Front walkway and existing white patio in back yard resealed
- Exterior of house repainted and sealed

2024

- New master bathroom floor tiles, counters and shower tiles.
- Interior paint freshened
- Professional spring landscaping with azaleas, gardenias and roses planted throughout front and back yard
- Sprinkler system inspected and repaired
- Carpets professionally steam cleaned