



ABOUT ME

34 S Hawthorne Hollow Circle, The Woodlands, TX 77384

5 Bed | 3.5 Bath | 2.5 Car | Built in 2005 | 3229 SF

Spacious and thoughtfully updated home with 5 bedrooms, 3.5 bathrooms, and oversized 2-car garage. This home is great for outdoor-lovers, with a spacious backyard that backs up to the greenbelt, close proximity to the neighborhood park (with playground, pool, courts, and trails), and a 5 min. walk to our neighborhood's access of the W. G. Jones State Forest.

The renovated kitchen is bright and open to the breakfast nook and family room and features soft-close custom cabinetry including several upgraded organizers and specialty cabinets. All new SS appliances, granite countertops, countertop bar, and undercabinet lighting make this space an entertainer's dream. The kitchen and breakfast nook connect to the oversized deck in the backyard, for an ideal indoor/outdoor entertaining experience under the tree canopy. The family room features a gas fireplace that can heat the whole house during those freezes that cut our power... and creates a cozy ambiance during the cooler months.

The idyllic master suite is located downstairs with a wall of windows overlooking the backyard and French doors that open onto the deck. It's complete with a newly remodeled 5-piece bath. There is a second bedroom downstairs which could serve as an office, nursery, workout room, or bedroom for an aging parent. The downstairs has exclusively hard-surface flooring, with wood flooring in the entry, dining, family, bonus room, and both bedrooms. Bonus room with direct garage access boasts two walls of custom shelving with mudroom lockers.

Upstairs has upgraded carpet throughout and offers three bedrooms, including one bedroom with an updated ensuite bath and large walk-in closet. Two additional bedrooms are located at the end of the hall. Hall bath with dual-sinks and separate room with tub/shower combo and toilet serves many at once. The home also offers a spacious game room with door and fully enclosed walls (noise!), as well as a wall of windows that create a cheerful atmosphere throughout the day. More functional storage has been added to this room for toys, games, movies, or whatever suits your needs.

The current homeowners invested in their "infrastructure" with new Rheem water heaters and smoke detectors in 2019, new TRANE HVAC (upstairs) and Nest thermostats in 2021, and new roof with Malarkey 40-year shingles in 2022.

If interested, call my agent:

Lori Dorsett
Walzel Properties
(281) 444-1655

UPDATES & IMPROVEMENTS

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Systems

- Water heaters 2019
- Smoke detectors 2019
- HVAC (upstairs) 2021
- Nest smart thermostats 2021
- Roof 2022

Kitchen & Breakfast

- Custom Kraftmaid soft-close cabinets with thoughtful organizers and upgrades
- All new SS appliances
- Granite countertops
- Added countertop seating
- Backsplash tile
- New sink, faucet, & garbage disposal
- New flooring
- Under-cabinet lighting
- New light fixtures
- New cordless roman shades

Dining Room

- New chandelier
- New roman shade

Family Room

- Removed column and arches dividing family and breakfast area
- New linen curtains

Powder Bath

- New toilet

Entryway, Hall, & Stairs

- New LED recessed lighting

Bonus Room

- Created a mudroom with 3 lockers, lots of storage, and undercounter freezer & beverage fridge

Laundry Room

- Storage cabinets
- Butcherblock countertop
- Built-in shelves
- Clothing rod

Master Bedroom

- New LED recessed lighting
- New blackout, cordless shades & curtains

Master Closet

- Added drawers & shelving

Master Bath

- New quartz countertops, sinks, & faucets
- Custom tile shower with bench & soap niche
- Upgraded showerhead
- Large tub with new custom tile surround & roman tub faucet with hand shower
- Replaced both valves
- Replaced glass block window
- New tile flooring
- New toilet
- Added cabinet in water closet

Game Room

- Built-in cabinets

Ensuite Bath

- New vanity cabinet with custom drawers
- Quartz countertops, new sink & faucet

Secondary Bedrooms

- Blackout, cordless shades
- Additional closet shelving & rod

Garage & Outdoors

- Added wood shelving in garage
- Replaced all exterior doors
- Oversized backyard deck
- New wood fence
- Custom kitchen garden with cedar raised beds & flagstone pathways
- Rain collection barrels & new 5" gutters
- Created flower beds along back fence
- Added privacy landscaping