



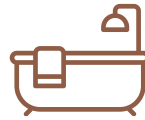
# LISTING FEATURE SHEET

3409 HICKORY LEAF COURT, CONROE, TEXAS 77301

*Offer Price \$525,000*



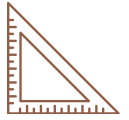
5 bedrooms



3.5 bathrooms



2 car garage



4,150 sqft

## LISTING FEATURES:



- Premium Stone & Brick Elevation with Covered Front Porch
- Extended Rear Patio with built-in gas firepit & string lights
- Additional Gas line stub-out for Grilling/potential outdoor kitchen
- Upgraded Generator Plug & Interlock & gas connection
- Electrical Panel Home Surge Protector
- Widened Driveway on both sides for additional space between vehicles
- Upgraded Satin Paint in Entry, Dining Room, Family Room, Kitchen, Breakfast Room, Powder Bath, & Hallway (Not Builder Grade!)
- Upgraded DalTile - Porcelain wood-look tile flooring
- Upgraded carpet & padding
- Premium 42" Upper Painted Cabinets by Brandom Cabinetry with gold accent pulls
- Hard-wired Under Cabinet Lighting in Kitchen
- Island without cooktop
- Upgraded Level 5 Granite Countertops (3cm)
- One of a kind Dog House/Kennel under stairs with lighting & board & batten walls
- Customized Powder Bath with new vanity, board & batten walls, paint & gold accents
- Formal Home Office/Study
- Formal Dining Room
- Formal Family Room with customized gas-log fireplace
- Media Room/Game Room
- Garage Attic Access Door installed for additional storage
- Insulated Garage Door, additional lighting, electrical outlets & climate controlled (AC/Heater)
- Storage Shed on blocks in backyard for lawn equipment, etc.



## COMMUNITY FEATURES:

- Barton Creek Ranch
- Walking Trails
- Fishing Pond
- **NEW AMENITIES CURRENTLY UNDER CONSTRUCTION!**
- Zoned to the NEW Timber Mills High School opening August 2027
- Directly across from the coveted 200-acre Carl Barton Jr. Park feat. bass fishing pond, biking trails, playgrounds, sport fields
- LOW TAXES - Under 2.55% Tax Rate before Homestead!
- LOW HOA DUES



Sara ter Heege

281.739.2578

sara@sarasellstx.com

www.schroederandcorealestate.com

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# Any updates you have made to the home within the last 5 years?

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*3409 Hickory Leaf Court, Conroe, Texas 77301*

- **Garage air conditioner and heater** minisplit
- **Additional garage outlet plugs and shop lighting**
- **Garage attic entry door** for extra storage
- **Generator plug with gas connection** for whole-home backup power
- **Electrical home panel surge protector**
- **Extended back patio** with **natural gas plumbed fire pit** and string lights
- Newly built **backyard shed**
- **Driveway width extensions** for extra parking space
- **Satin Painted walls** in Entry, Family, Dining, Kitchen & Breakfast Nook
- **Half bath remodel** with modern finishes
- **One-of-a-kind dog kennel built-in** under the stairs
- Added **laundry room shelving** and organization
- **Chandeliers and ceiling fans installed** downstairs
- **Upgraded Black Stainless Steel appliances**
- **Full home camera surveillance system**

# We've asked the Sellers a couple of questions for why they love the home

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*3409 Hickory Leaf Court, Conroe, Texas 77301*

**What are some of your favorite features of your home? What do you love about your home?**

We absolutely **love the open concept of this floor plan**, it's one of the first things **that made us fall in love with the home**. From the moment you walk through the front door, the **entry flows seamlessly into the kitchen, dining, and living spaces, making it feel both spacious and inviting**. The **natural light pours in beautifully** throughout the day, and it's perfect for entertaining guests or just spending time together as a family. **Upstairs, the game room and theatre room have truly become a central part of our home**. Ideal for hosting movie nights, game days, or just relaxing. Whether it's a quiet night in or a big gathering, **the layout makes everything feel connected and comfortable**.

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**How would you describe the area and what it's like living in the Community?**

The community itself is very family-friendly, **with a warm and welcoming atmosphere**. Right now, they're working on adding a **community pool, pickleball courts, and a playground**, which will make the neighborhood even more enjoyable. **The neighborhood pond is TEXAS shaped and has some fish in it too!** Right across the street is a **large sports complex** with baseball fields, walking trails, and an another fishing pond. It's perfect for families who love being active and spending time outdoors.

**Friendly neighbors who make the community feel like home**. Evening **golf cart rides around the neighborhood**, waving to familiar faces. **Peaceful surroundings while still being close to everything you need**. Kroger and other stores just minutes away for last-minute grocery runs. Restaurants and shopping just a 10-minute drive away. **It's truly the perfect balance between peace and convenience**.

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**What are your favorite places to eat, shop and visit in the neighborhood?**

**We love enjoying everything the surrounding area has to offer:**

- Downtown Conroe markets on the weekends for local food, shops, and live music.
  - Local restaurants and breweries for laid-back afternoons
  - Fajita Jack's at the lake for dinner with a beautiful view of the water
  - The Woodlands Waterway restaurants for fine dining just 20 minutes away
  - Everything we need for both family fun and relaxed nights out is just a short drive away.
- 

**What else can you share with the future buyers?**

For the future buyers...**just know you are getting a well-maintained and loved home**. We've spent the last five years **thoughtfully upgrading and improving** it to make it both beautiful and practical. It's a perfect floor plan for families of all sizes and **a neighborhood that truly feels like a community**. This house has given us so many wonderful memories, **and we're excited for it to do the same for its next owners**.



Diagram # 1/4 (all)

Job # 94017 - 34091 Hickory Leaf Court  
L-672-PF-CP



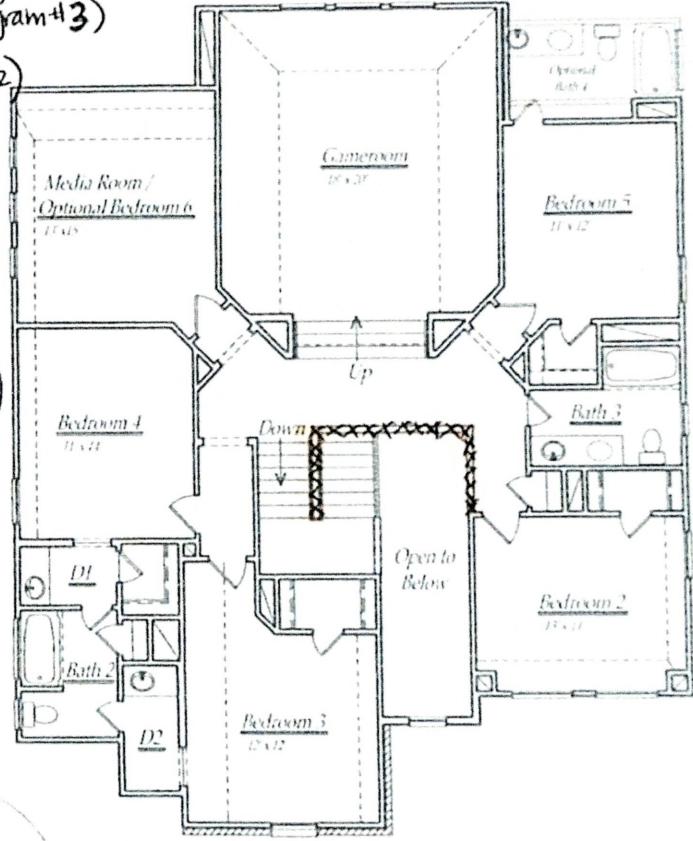
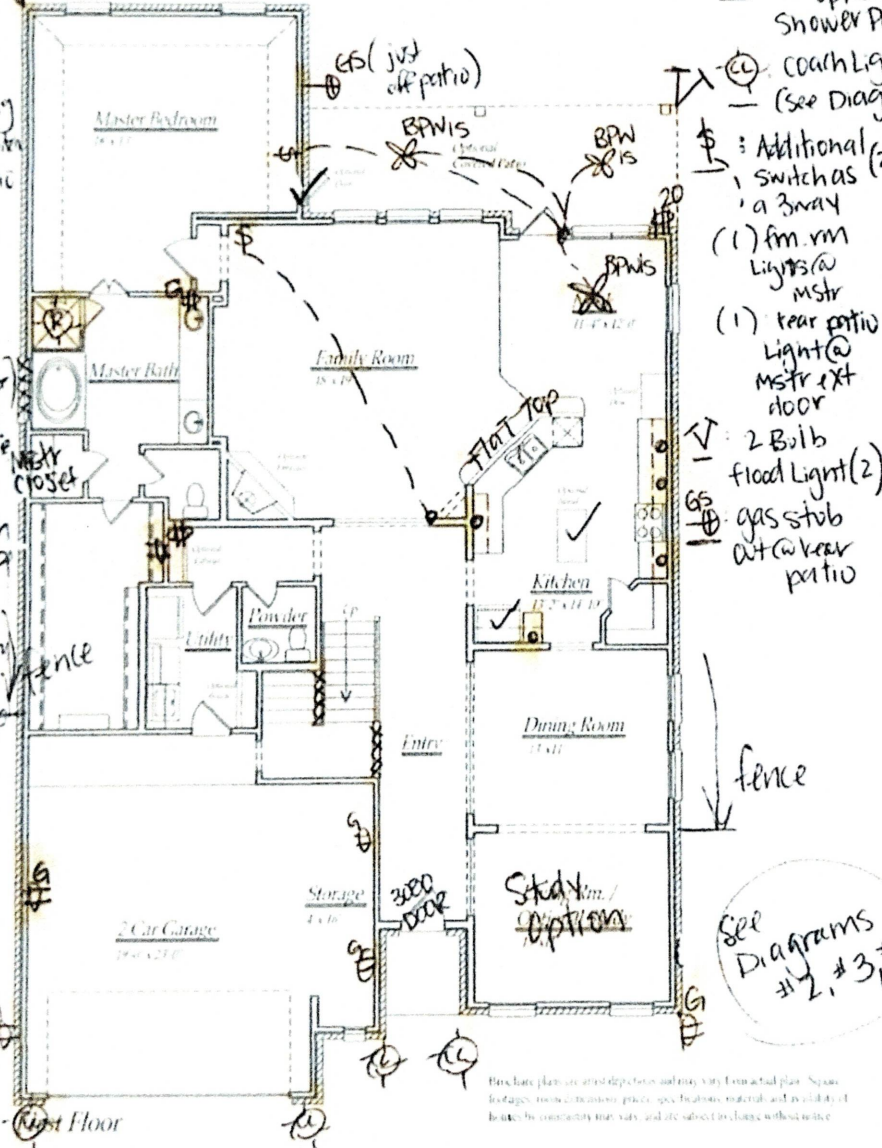
"One Step Closer To Home"

# Briarwood Homes

## Executive Series

- Flat Top Bar
- Island
- 3080 Door
- Mstr. EXTERIOR DOOR
- Study
- All Balusters

- BPWS: Block & Prewire for ceiling fan w/ 15watt
- (2) rear patio recess light
- (1) Nook recess light
- Extra 110 outlet (interior)
- (2) std. height in hall w/ 1/2" gap
- Extra 110 on entry in Master Bath 4' from cto
- Extra 110 on GFCI (see exterior appan) # 2
- Del 20amp
- GFI on separate breaker
- (1) rear patio std. height
- Under Cabinet Lighting



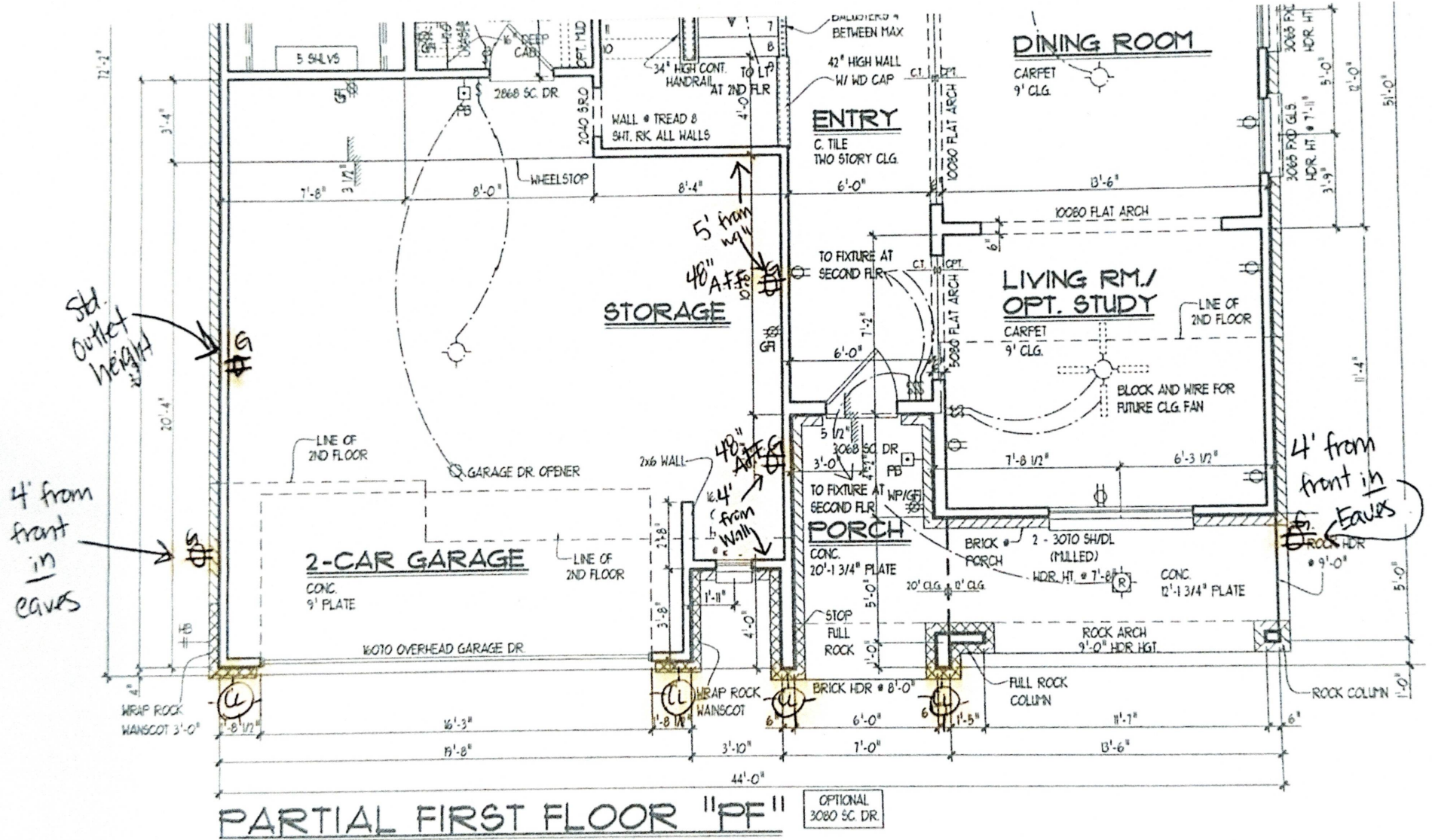
See Diagrams #2, #3, #4  
Second Floor

Brochure plans are an approximation and may vary from actual plan. Sizes, fixtures, finish, materials, prices, specifications, materials and availability of finishes by contractor may vary and are subject to change without notice.

Plan 672  
4023 sq/ft

Diagram # 2/4 (Garage/Front electrical)

Job # 94017 : 3409 Hickory Leaf Court  
L-672-PF-CP



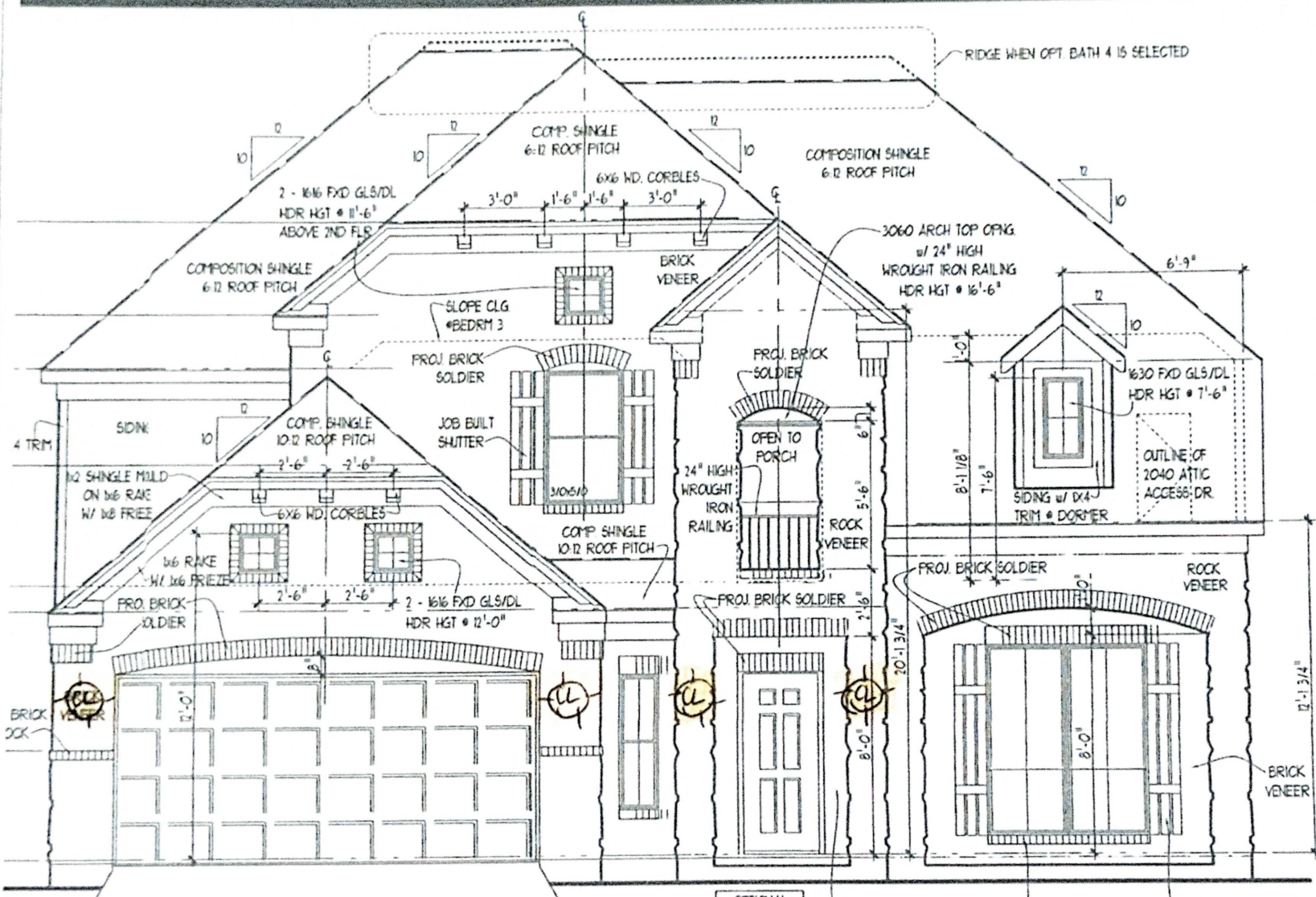
(L) (4) Coach Lights  
all @ 6'6" A.F.F.

(S) (4) Extra I/Os on GFCI  
(2) inside Garage @ 48" A.F.F.  
(1) 5' from back wall  
(1) 4' from window

(2) in eaves on sides of  
the home @ 4' deep from front

Diagram # 3/4 (Coach Lights)

Job # 94017 3409 Hickory Leaf CWA  
L-672-PF-CP



FRONT ELEVATION "PF"

SCALE: 1/8" = 1'-0" (11 X 17 SHEETS)  
SCALE: 1/4" = 1'-0" (22 X 34 SHEETS)

"PF" ELEVATION	FRAMING SQ. FT.	MASONRY SQ. FT.
1ST FLR HEATED AREA	2118 SQ. FT.	2175 SQ. FT.

CL : Coach Lights (4)  
all (4) @ 6'6" A.F.F.

NOTES:  
WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.  
DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTICES BOTH OWNER AND CONTRACTOR THAT HE "DESIGNS" RELIEVES HIMSELF OF LIABILITY TO PROVIDE AT SITE IN REFERENCE TO SAID WORKING DRAWINGS.  
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAINED HEREIN REPAIR THE SOLE AND EXCLUSIVE PROPERTY OF JTC CO., INC. ASSOCIATES, AND EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THESE PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION.

WOOD EXECUTIVE HOMES



"One Step Closer To Home"

Fence

Diagram #4/4

# Briarwood Homes

## Executive Series

Job # 94017

3409 Hickory Leaf

Conv.

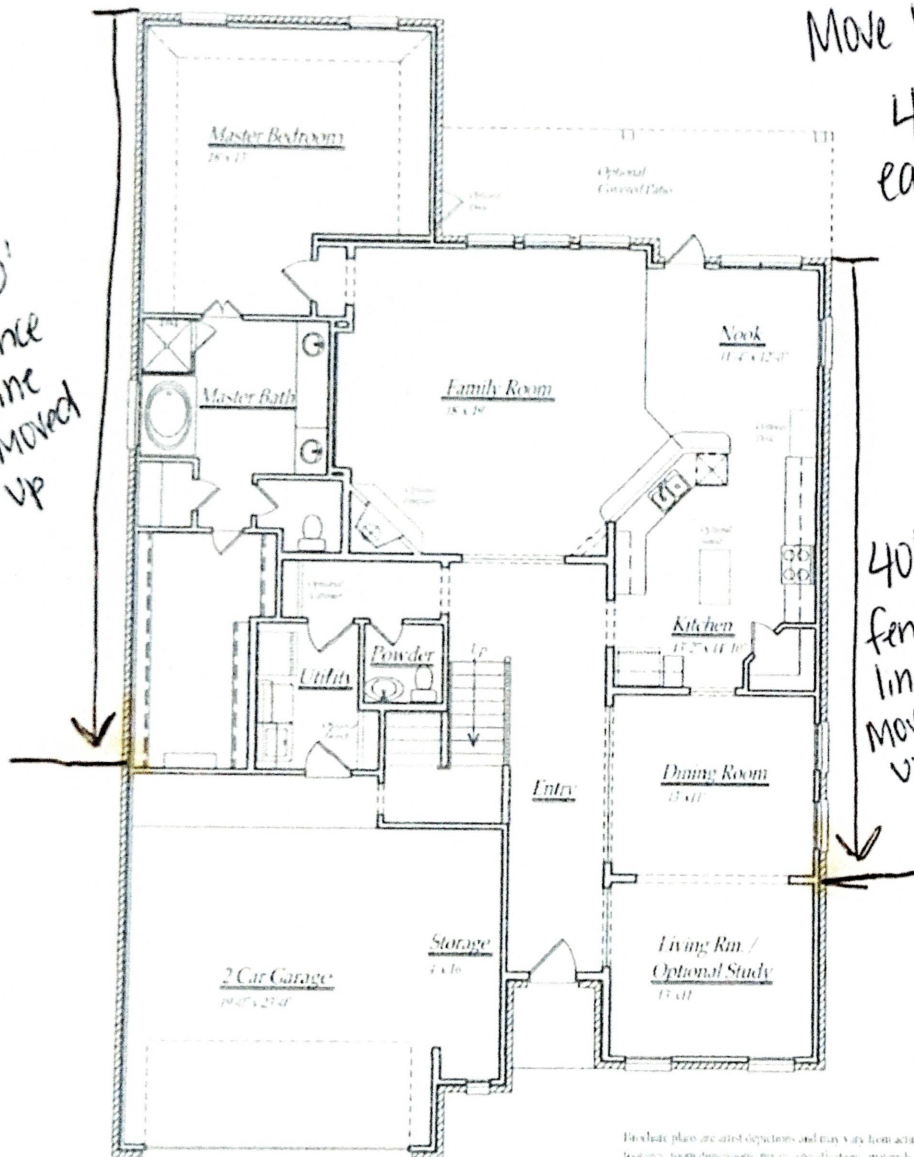
L-672-PF-CP

Move Up fence

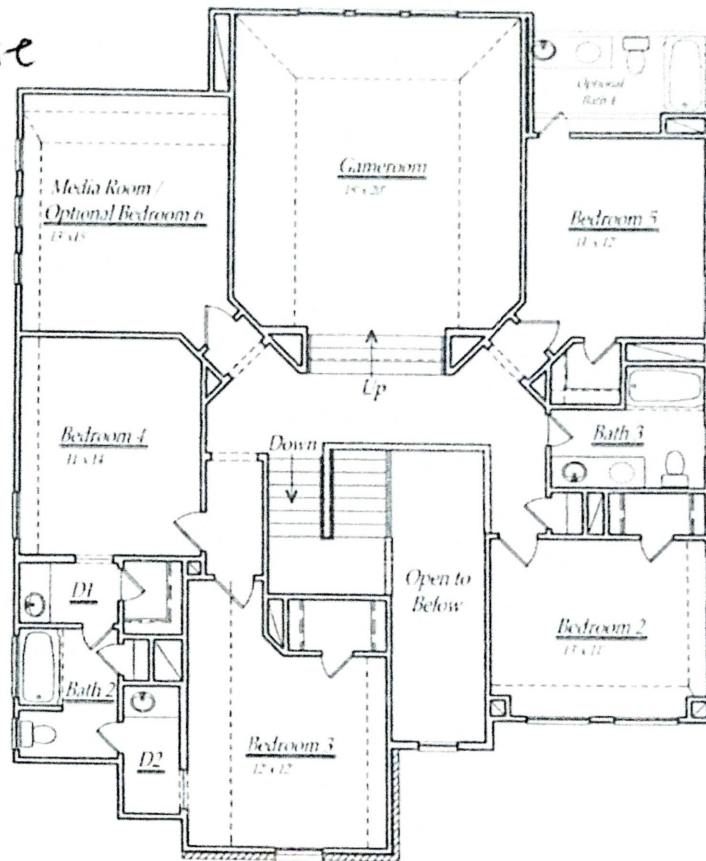
40' on each side

40' fence line moved up

40' fence line moved up



First Floor



Second Floor

These plans are artist depictions and may vary from actual plans. Square footages, room dimensions, prices, specifications, materials and availability of homes by community may vary, and are subject to change without notice.

Plan 672  
4023 sq/ft



## Briarwood Executive Standard Features

### Interior Features

- Roman interior doors
- High quality PEP polyester carpet with a 5 year warranty and 3/8" padding
- Ceramic tile in all wet areas
- 36" direct vent gas fireplace with cast stone surround
- Divided light windows in front per plan
- Wood trimmed window sills
- Full blinds on all operable windows (excludes windows at tubs, arches and doors)
- Metal balusters at first section of stairs
- Energy efficient half light rear exterior door
- Interconnected smoke detectors with battery back up and carbon monoxide detectors where required
- Brushed nickel ceiling fan with light kit in the family room, bedrooms, game room and loft where applicable
- Brushed nickel lever door handles
- Brushed nickel lighting
- RG6 cable outlets (living & master)
- Recessed can lighting in family room, game room and kitchen
- Rocker light switches
- 4 ¼" crown molding at the entry
- Fluorescent light at master closet and utility room
- Moen plumbing fixtures with lifetime manufacturers warranty
- High efficiency water conserving elongated toilet
- Linen closets (per plan)
- Medicine cabinets (per plan)

### Kitchen & Breakfast

- Designer 42" maple cabinets with 3" crown molding and adjustable upper shelves
- Granite kitchen countertop
- Tile backsplash
- Under mount double sided 9" deep stainless steel sink
- DuPure Water Filtration Spigot (Brushed Nickel or Oil Rubbed Bronze)
- Choice of Stainless Steel or Black GE gas range, built in microwavewith outside vented exhaust fan and Energy Star dishwasher
- Large walk-in pantries per plan (pantry light per plan)

### Master Bath

- Rejuvenating drop in garden tub with ceramic tile deck, surround and skirt, plus separate shower
- Designer maple his/hers cabinets to match kitchen
- Granite vanity top with dual vanity sinks and 4" backsplash
- Towel bar or hook (per plan)

### Secondary Bath

- Relaxing steel tub with integrated shower and ceramic tile surround
- Designer maple cabinets to match kitchen
- Cultured marble vanity top with integrated sink and 4" backsplash

### Powder Bath

- Elegant pedestal sink in the powder room (per plan)
- Towel Ring

In a continuing program to improve each home we build, Briarwood Homes reserves the right to change prices, plans, specifications, availability and/or financing terms without notice and may vary by neighborhood, lot location, and home series. \*Stated price may not include options shown by artist's renditions. Final purchase price will include adjustments to options, cost incurred due to lot configuration (additional slab and flatwork) and lot premiums for size, location, etc. which are items not included in the base price. Option availability is determined by Briarwood Homes 01/02/19.



## Briarwood Executive Standard Features

### Exterior Features

- 4 sides clay brick
- Covered rear patio
- 100 % James Hardie siding, fascia, soffit and frieze with 30 year non-prorated warranty
- Professionally engineered post-tension stressed foundation
- Raised wood 6 panel front door with handle set
- Deadbolt locks on exterior doors
- Lights at all exterior doors
- Classic raised panel steel garage door
- Professionally landscaped front yard to meet ACC guidelines with front and rear sod
- Fully sodded front, side and rear yard
- 3 exterior hose bibb connections
- Fully fenced back yard with reinforced gate
- Classic custom cast stone address block
- 30 year algae resistant laminate shingles
- Front gutters
- One garage door opener
- Weather protected exterior GFCI outlet at front and rear of the home

### Prewired for

- Security system prewire on all operable doors and accessible windows

### Energy Efficiency

- RINNAI High efficiency tankless water heater
- LP TechShield radiant barrier decking
- R38 attic insulation (ceiling), R 22 slopes and R13 exterior walls
- 15 SEER Carrier air conditioner with R-6 insulated ductwork
- HERS (Home Energy Rating System) index score
- Termite spray (BORA-CARE)
- LED lighting throughout
- Third party energy rater/inspection - test & verify insulation, air tightness, and duct sealing with duct blaster and blower door test on each home
- Digital programmable thermostat(s)
- Natural gas and electric dryer connections
- Perforated soffit with ridge vents
- Almond vinyl, dual pane, triple low E windows with tilt out sash
- KingSpan insulated exterior foam sheathing with superior water shedding ability
- Poly seal insulation to minimize air infiltration and to ensure energy efficiency

### Warranty Program

- 1 year workmanship/material warranty
- 2 year delivery portion of systems warranty
- 10 year limited "StrucSure" Warranty, for slab & home structure