

COMPASS

GROGAN'S MILL

# 3314 Hickory Hollow Road

3 BD 2 BA 1342 SF



# Features

3314 Hickory Hollow Drive  
Spring, Texas 77380

## Interior

- Fully remodeled from top to bottom — turnkey and move-in ready
- 3 bedrooms, 2 full baths, 1,342 sq ft
- Fresh neutral paint throughout
- Open, light-filled living spaces
- Tile flooring for durability and easy maintenance
- Generous closet space in bedrooms and hallway
- Updated interior fixtures, hardware, and lighting

## Kitchen

- All-new custom cabinetry
- Sleek quartz countertops with modern backsplash
- Brand-new stainless steel appliances (range, dishwasher, refrigerator)
- Ample storage and prep space — perfect for everyday cooking or entertaining

## Bathrooms

- Fully updated bathrooms with new tile, vanities, and cabinetry
- Modern mirrors, lighting, and hardware
- Fresh, bright finishes for a spa-like feel

## Mechanical & Structural

- All new PEX plumbing system
- New ductwork throughout the home
- Roof recently replaced
- Fully refreshed interior for peace of mind and worry-free living

## Exterior & Lot

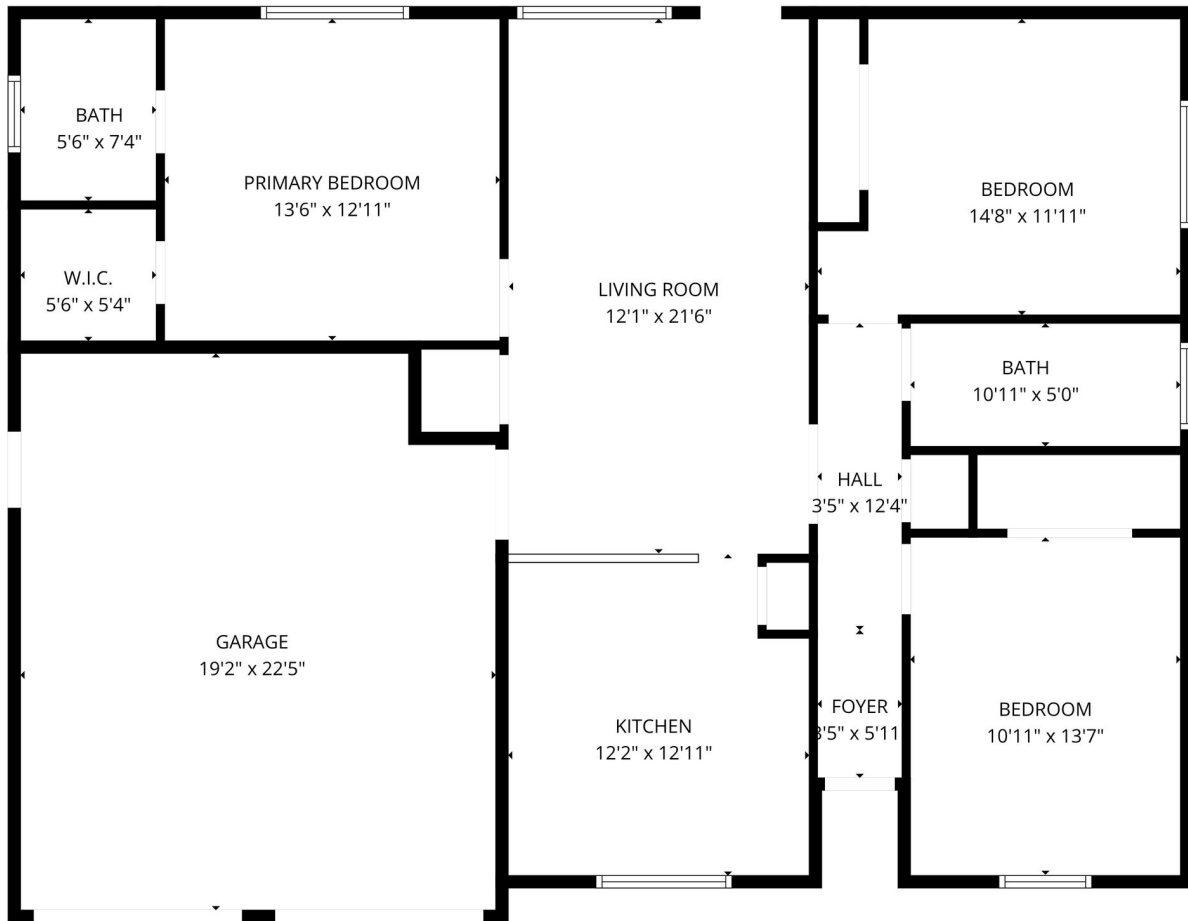
- Oversized 12,001 sq ft lot — rare find in Timber Lakes
- Large backyard with mature trees
- Spacious storage shed that can remain or be removed per buyer preference
- Ample space for pets, play, gardening, or future outdoor enhancements
- Charming single-story layout with great curb appeal

## Location

- Highly desirable Timber Lakes community in Spring
- Zoned to A rated schools
- Wooded neighborhood setting with parks, lakes, and nature trails
- Convenient to The Woodlands shopping, dining, and I-45 access

# Floorplan

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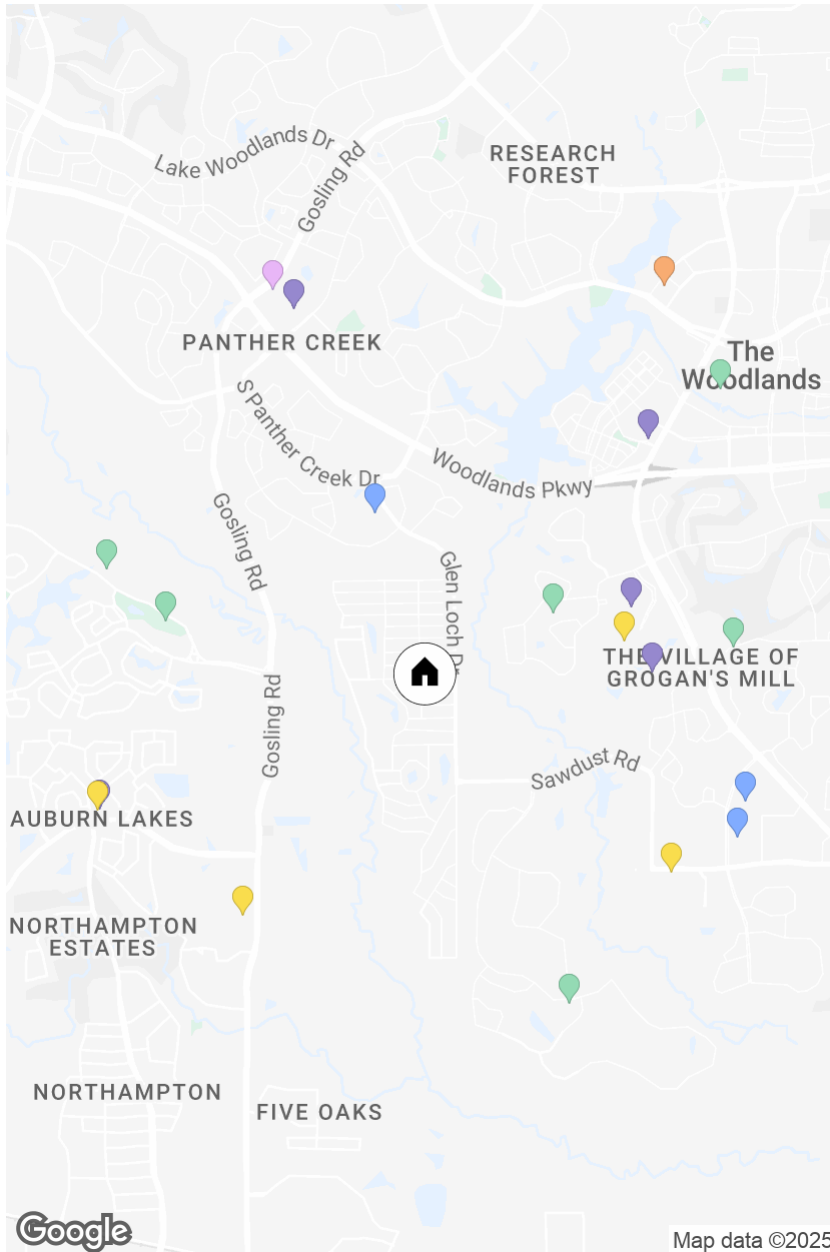


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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**SCHOOLS**

- Glen Loch Elementary School, 0.86mi
- Knox J High School, 1.77mi
- Wilkerson Intermediate School, 1.81mi

**RESTAURANTS**

- Subway, 2.12mi

**PARKS**

- Crossvine Park, 0.73mi
- Rob Fleming Park, 1.35mi
- Logger's Hollow Park, 1.58mi
- The Recreation Center at Rob Fleming Park, 1.72mi
- Grogan's Point Park, 1.84mi
- Town Green Park, 2.10mi

**ENTERTAINMENT**

- Play Street Museum - The Woodlands, 1.66mi
- The Woodlands Children's Museum, 1.99mi
- Kevin Brady Library, 1.16mi
- Forest Oasis Waterpark, 1.11mi
- Splash Pad, 1.80mi

**GROCERY STORES**

- Whole Foods Market, 2.34mi

**GYMS**

- The Golf Trails at The Woodlands, 1.04mi
- Fit Club 24, 1.55mi
- The Perfect Workout, 1.62mi
- Auburn Lakes Recreation Center, 1.82mi