

# 2238 Hickory Lawn Drive

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## Charming 3 Bedroom / 2.5 Bath April Village

- New Roof in January 2024
  - Upgraded Owens Corning 130mph Shingles
- New Expanded Driveway installed in September 2021
- New Gutters in January 2024
- New A/C & Furnace in May 2017
  - Soft start installed for generator use
- New Underground Plumbing in January 2023
- Foundation Work in January 2023 - (42+) Pilings under Main House and Outside of Garage, plus Polyurethane Injection under Garage (lifetime transferable warranty)
- Complete new Electrical Breaker Box/Breakers in 2014
- Electrical Hookup for Backup Generator Wired in January 2025
- Whole House Surge Protector installed in January 2025
- Whole House Repipe from Galvanized pipe to PEX in March 2021
- Fresh Exterior Paint in 2026 and Interior Paint in 2025
- New Metal double Front Door installed in December 2020
- Solar Screens on 7 windows, including E and W bedroom windows



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- High vaulted ceilings
- Primary shower re-tiled in 2025
- New Wood Flooring in Upstairs Loft and Stairs in March 2020
- Dedicated 20Amp (x2) Outlets in Living Room for High Demand Stereo Equipment
- New Ductwork in Living Room (greatly improved heating/cooling)
- Natural Stone Fireplace
- Garage Floor Finish in Summer 2019
- Garage Attic has complete walking deck
- Deck in Backyard with plumbing for Outdoor Sink, Natural Gas for Grill and Generator, and Sewer Cleanout Access
- 2014 Jacuzzi J-335 Hot Tub (full 60A wired) included - New Main Control Board installed in November 2024 - Extremely clean and well cared for
- New Fence on South Side in March 2022
- New Fence on West and North sides in March 2019
- Owner has fought to keep Property Taxes down
- Did not flood during Harvey or at any other time
  - high point in neighborhood and area

