



1106 Ellard Drive | Hickory Creek, TX 75065

UPGRADES & FEATURES

- Private 5-acre lot with tons of mature trees, winding trails, and a gated entrance
- Peaceful, nature-filled property with abundant wildlife
- Large, replastered pool plus a separate hot tub
- Massive deck for entertaining
- Freshly painted interior and exterior
- Updated:
 - Bathrooms
 - Ceiling fans
 - Light fixtures
 - Hardware
- Home office with French doors
- Beautifully renovated kitchen:
 - Freshly painted cabinets
 - Granite countertops
 - Upgraded backsplash
 - Pocket door
 - Appliance garage
 - Island
- Spacious primary suite:
 - Dual sink quartz vanity
 - Jetted tub
 - Oversized shower
 - Huge closet with built-ins
 - Private access to the deck and backyard
- All bedrooms feature a walk-in closet
- Lots of windows for natural light
- Two fireplaces
- Storage building
- LED lighting
- Oversized 3-car garage
- Recently replaced:
 - Roof
 - Pool pump
 - Diving board
- Large covered carport with three sides, ideal for a boat, RV, or additional vehicles
- Close proximity to Lake Lewisville and Corps of Engineers land
- Easy access to 35E