



REALTYONEGROUP  
PROSPER

## 300 DOVE HOLLOW DRIVE PROPERTY FEATURES

### Property Highlights

#### Thoughtfully Updated + Move-In Ready

- Fresh interior paint
- Kitchen completely remodeled in 2020
- Matching LG stainless steel appliances
- Granite countertops
- Wood-look tile flooring throughout (NO carpet)
- New HVAC system (2021)
- New window screens
- Permanent Christmas lights installed
- Newer finishes with modern touches throughout

### Workshop + Exterior Features

#### Rare Half-Acre Property with Incredible Bonus Space

- 30x40 shop
  - Water connected
  - Electricity connected
  - Sink + water heater remain
- Extra concrete driveway (ideal for RV, boat, trailers, or additional parking)
- 2-car attached garage
- Private backyard with wood privacy fencing
- Covered front and rear porches
- Level 0.50-acre lot
- Storage shed + workshop space
- 50-amp plug for RV plus parking
- Pre-wired for backup generator
- No HOA



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## 300 DOVE HOLLOW DRIVE PROPERTY FEATURES (CONT.)

### **Interior Features**

- 3 Bedrooms | 2 Bathrooms
- 1,624 Sq Ft | Single Story
- Primary bedroom on main level
- Garden tub + walk-in closet
- Wood-burning fireplace
- Recessed lighting
- No interior steps
- Vinyl windows with blinds + treatments PLUS new screens

### **Utilities & Systems**

- Public water
- Septic system
- Electric HVAC
- Underground utilities
- Central air + ceiling fans

### **Neighborhood Snapshot – Dove Hollow Estates**

- Established neighborhood with spacious half-acre lots
- No HOA
- Located in Hays CISD
  - Jim Cullen Elementary
  - R.C. Barton Middle
  - Jack C. Hays High
- Quick access to IH-35
- Minutes to Kyle, Buda, shopping, dining, and medical
- Easy commute to Austin