

*This home is the very essence of elegance!
A 'Southlake' home at a 'Forth Worth' price!*



Reasons that you'll regret if you let this property pass...

Features & Upgrades:

This home is the very essence of elegance – grace & style! From the first impressions of fantastic curb appeal, regal presence, and amazing floorplan – this custom home is an exceptional find in Fort Worth! Enter to find a soaring curved staircase, modern fixtures, quality wood & tile flooring, huge, open kitchen with granite, abundance of cabinets, breakfast bar with corbels, wood inset tile flooring, SS appliances, walkin pantry; MBed has double tray ceiling; MBath has separate vanities, granite, & luxurious soaking tub. Balcony view of living room reveals the impressive floor-to-ceiling rock fireplace. Many 'smart' features & hi-tech media room. Very efficient home with gas heat, radiant barrier, SEER 13-15, double pane windows, low utility bills! Don't miss this sensational house!

MLS: <https://matrix.ntreis.net/matrix/shared/nfJdc5zm6/2001WoodberryDrive>

Virtual Tour: <http://www.seetheproperty.com/story/278447/b>

Drone Video: https://youtu.be/6E_Lzan_h8U

Upgrades:

- Quality hardwood flooring in entry, dining, study, & game room; gorgeous ceramic tile/hardwood trellis pattern throughout kitchen, living, and breakfast area.
- Kitchen – granite counters; amazing tile backsplash; can lighting; pendant lighting; new fixtures; breakfast bar with corbels
- Mbed – granite counters; tile flooring; tile & stone shower; modern fixtures; decorative tile on tub & shower surround
- Bathrooms – modern cabinets & fixtures, granite counters, tile flooring
- There are multiple beautiful chandeliers that grace this home. Elegant and bright!

Structural:

- HVAC (2004) with upgraded media filters, electric water heaters (2-2004), 30-yr dimensional roof (2004)
- Energy efficiencies – gas heat; ceiling fans in multiple rooms; dual pane windows throughout; radiant barrier & 12+” insulation; all can lights & side patio are LED

Notable features:

Outside

- Amazing curb appeal with brick & stone house with landscaping; on large corner lot
- Stunning entrance with solid wood front door and “Rain Glass”
- (2) Covered patios – one is 14’ x 11 with uncovered portion total is 35’x20’; other patio is 9’x6.
- Immaculately landscaped with mature trees
- Large fenced .342 AC corner lot; note side parking area on the west where street is blocked
- Side entrance - three car oversized garage

General

- Floorplan – Amazing open floorplan with five bedroom (two down, three up), four bath (two down, two up), formal dining, den/living, study/office, gameroom, media room, breakfast area, utility room!
- Various arched doorways
- Separate Laundry/Utility room [with granite counters, sink, and lots of cabinets & counterspace]
- Vaulted ceilings in den/living, upstairs bedrooms; tray ceilings in Mbed & gameroom; 20-ft ceiling in entry and living room
- Beautiful stairs with oak starter step, stained wood railing and Volute, and wrought iron spindles
- Gorgeous stone fire place floor to ceiling with gas starter
- Ceiling fans throughout
- Window blinds throughout + window coverings
- All bedrooms have walkin closets
- Whole house security & fire/smoke detection system [monitored - Vivant]
- Large lighted storage area under the stairs
- Crown molding & rich base molding in Entry, Mbed, Formal Dining, breakfast area
- ‘Smart’ aspects – WIFI garage door opener; security system; thermostat and HVAC controls; exterior uplight system (with Bluetooth color control);
- Laundry chute
- Sprinkler system with water & temp sensors
- Recent upgrades including lighting, landscaping, media room, garage door opener, sprinkler system ~\$31.25K

Kitchen

- Stainless steel appliances (double oven, dishwasher, microwave, dishwasher)
- Gas stove (5 burners!) and modern vent hood
- Huge walkin pantry [8’ x 4’]
- 42” stained wood cabinets with crown molding
- Island and all counters are granite
- Granite breakfast bar with corbels
- Built-in wine rack

Master Bedroom/bath

- Double tray ceiling with ceiling fan
- Large modern Master Bathroom [w/separate vanities, soaking tub, separate shower and huge walking in closet (with shelving and abundant storage)]
- Master shower with double heads + garden tub

Dining/Den/Living

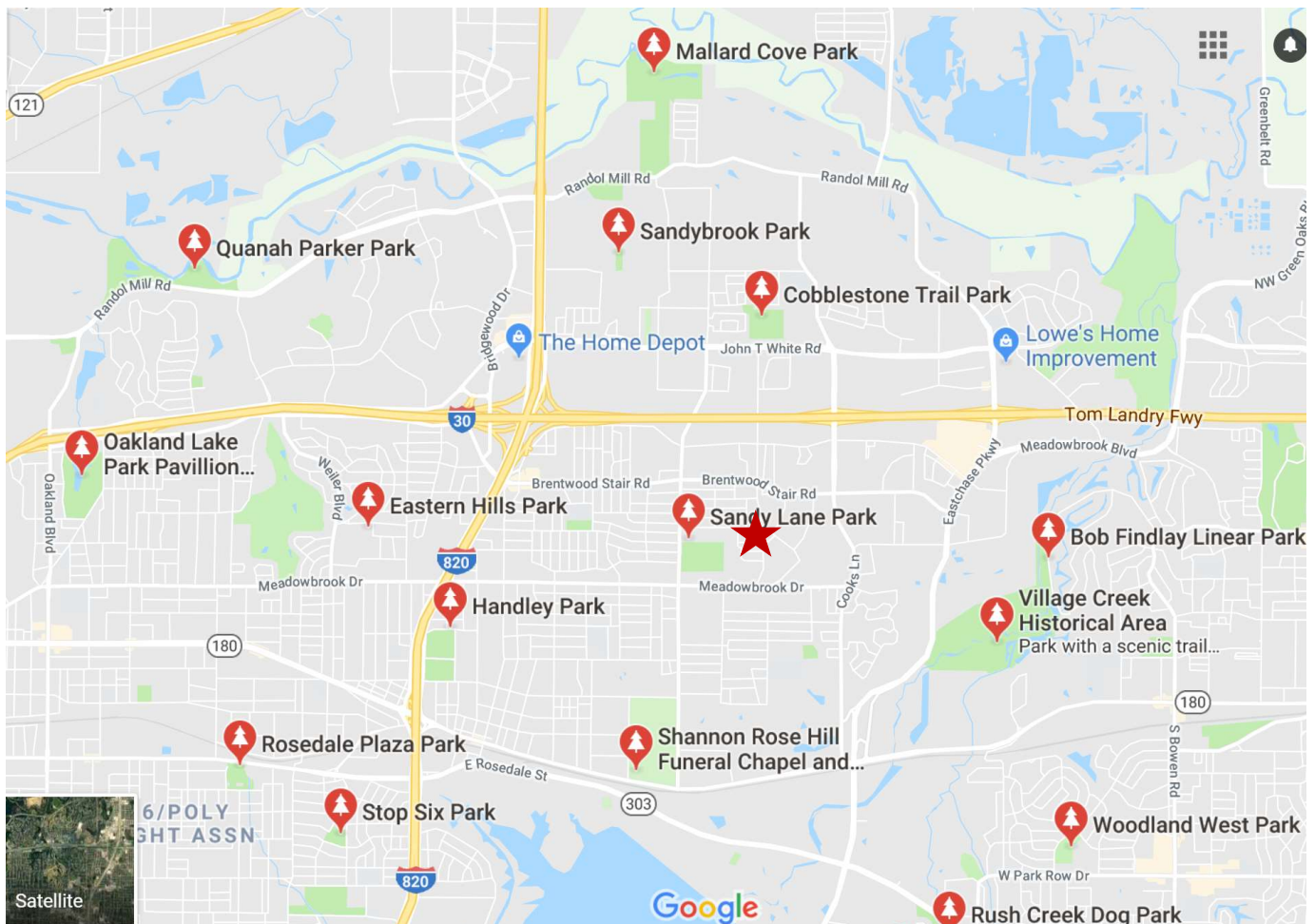
- Crown molding & rich base molding in Formal Dining
- Wainscot trim in formal dining
- Living room has a skylight – natural light!

Gameroom/Media Room

- Balcony at gameroom with stair railing and wrought iron spindles – great view to the den/living!
- Hi-tech media room wired for surround sound, projector, and lighting
- Chairs & Screen (negotiable); speakers in wall will convey

Location:

- [FW ISD](#) - great schools; Atwood McDonald Elementary; Handley JHS; Eastern Hills HS; also various charter schools
- Minutes from [Sandy Lane Park](#), [Water Chase Golf Course](#); [shopping, entertainment, dining](#)
- Minutes from [nearby employers](#), Bell Helicopter, L3 Technologies, GM, Lockheed, BNSF, NAS FW JRB, and many other major employers in the DFW area
- [Other great activities nearby.](#)
- Nearby access to I-30, I-820; DFW airport is 25 mins drive; downtown Fort Worth is ~17 mins & Dallas is ~29 mins



Exclusions and notes about conveyance:

Excluded - Refrigerator in kitchen; tapestry in study; projector & electronics - media rm; large potted plants. Window coverings convey; **Negotiable items** -all other furnishings.

Come see it first – then make us an offer soon!