

This home is the very essence of elegance!



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

Features & Upgrades:

The very essence of elegance! From the first impressions of fantastic curb appeal, regal presence, & amazing floorplan – this custom home is an exceptional find in Keller! Enter to find a soaring entry w chandelier, modern fixtures, quality wood & tile flooring; huge, open kitchen with Corian, abundance of cabinets, breakfast nook, large island, SS appliances (including double oven). Two MBed & MBath ensuists; w trey ceiling & ceiling fans; MBath has separate vanities, cultured marble, & luxurious soaking tub. Balcony view of living room reveals the impressive tile fireplace with mantle. Efficient home w gas heat, SEER 13-15, dbl pane windows, low utility bills! Next to community trail with fountains along the way!

MLS: <https://matrix.ntreis.net/matrix/shared/HTkF1HCpJFc/1316McentireCourt>

Photos, Virtual Tour, & 3d-walkthrough: <https://www.seetheproperty.com/352142>

3d-walkthrough: <https://my.matterport.com/show/?m=46GfMekGee1>

Upgrades:

- Fresh paint throughout; wrought-iron spindles for steps & gameroom
- Quality hardwood flooring in entry, formal dining & living.
- Kitchen – silestone counters; amazing tile backsplash; can lighting; new fixtures; breakfast bar; SS appliances (including refrigerator, microwave; new dishwasher, cooktop, and double oven)
- MBath – refreshed and upgraded with new paint & fixtures; granite counters; tile flooring; tile & stone shower; modern fixtures; decorative tile on tub & shower surround
- Bathrooms – refreshed and upgraded with new paint & fixtures; modern cabinets & fixtures, granite counters, tile flooring
- There are multiple beautiful chandeliers that grace this home. Elegant and bright!

Structural:

- HVAC (2012/2015) – SEER 14+
- Energy efficiencies – gas furnace & hot-water heater; ceiling fans in multiple rooms; dual pane windows throughout; 12+” insulation

- (2016) gutters & roof replaced; roof - GAF Timberline **lifetime** warranty architectural shingles

Notable features:

Outside

- Amazing curb appeal with brick & stone house with landscaping; on large cul-de-sac lot
- Stunning entrance with solid wood front door and "Rain Glass"
- Uncovered patio – 14' x 11'; huge side yard
- Immaculately landscaped with mature trees
- Large fenced .287 AC lot next to community trail (which leads to Willis Lane Elementary)
- Side entrance - three car oversized garage
- Whole house water filtration system
- Next to the community trail(s) that lead to Willis Ln Elem, [Willis Coves Preserve](#), [Chase Oaks Activity Node](#); the trails have fountains positioned along it. Such a nice relaxing walk and so close to home!

General

- Floorplan – Amazing open floorplan with five bedroom (two down, three up), four bath (two down, two up), formal dining, living/den, study/office, gameroom, breakfast area, separate utility room! Note: this home has two Master bedrooms & Mbed ensuites. Gameroom looks down on living/den.
- Various arched doorways
- Separate Laundry/Utility room [with cabinets & storage]
- 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 tile fire place with gas starter
- Ceiling fans throughout
- Window blinds throughout + window coverings
- All bedrooms have walkin closets
- Whole house security & fire/smoke detection system [Vivant monitoring; buyer can takeover contract 1 yr remaining]
- 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 with video cameras
- Plantation Shutters in living room
- Sprinkler system

Kitchen

- Stainless steel appliances (double oven, dishwasher, microwave, cooktop, refrigerator)
- Walkin pantry
- 42" stained wood cabinets with crown molding
- Island and all counters are silestone

Master Bedroom/bath (one upstairs & one downstairs)

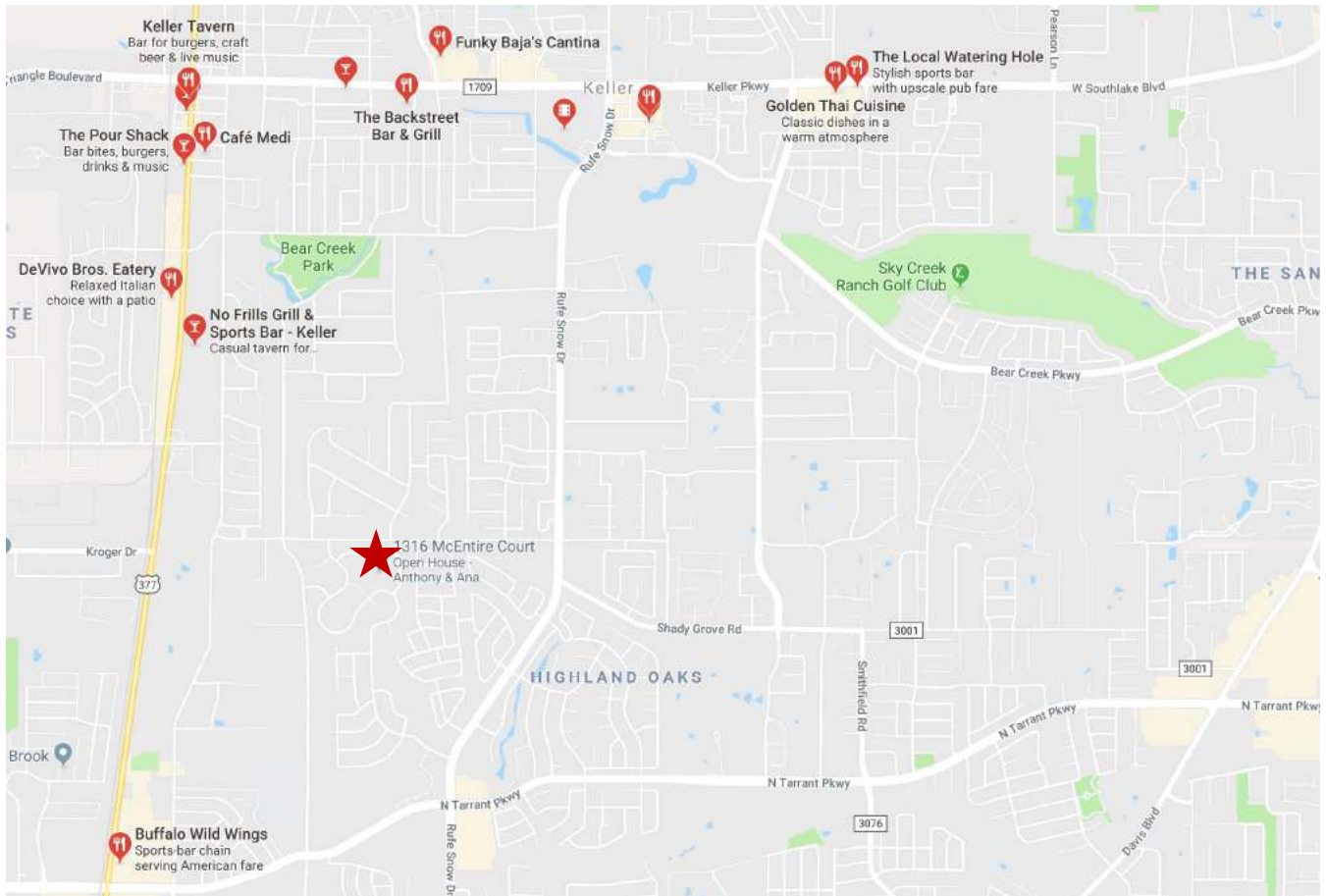
- Tray ceiling with ceiling fan
- Large modern Master Bathroom [w/separate vanities, soaking tub, separate shower and huge walking in closet (with shelving and abundant storage)]
- Master shower + garden tub

Gameroom

- Balcony at gameroom with stair railing and wrought iron spindles – great view to the den/living!

Location:

- [Keller ISD](#) - great schools; Willis Lane Elementary; Indian Springs MS; South Keller Intermediate; Central HS
- Walk to [Willis Lane Elementary](#); [Willis Coves Preserve](#), [Chase Oaks Activity Node](#);
- Minutes from [Bear Creek Park](#), [Sky Creek Ranch 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 US 377 (Denton Hwy), I-820, & US 183; DFW airport is 29 mins drive; downtown Fort Worth is ~27 mins & Dallas is ~52 mins



Exclusions and notes about conveyance:

Excluded - N/A

Send us an offer soon!