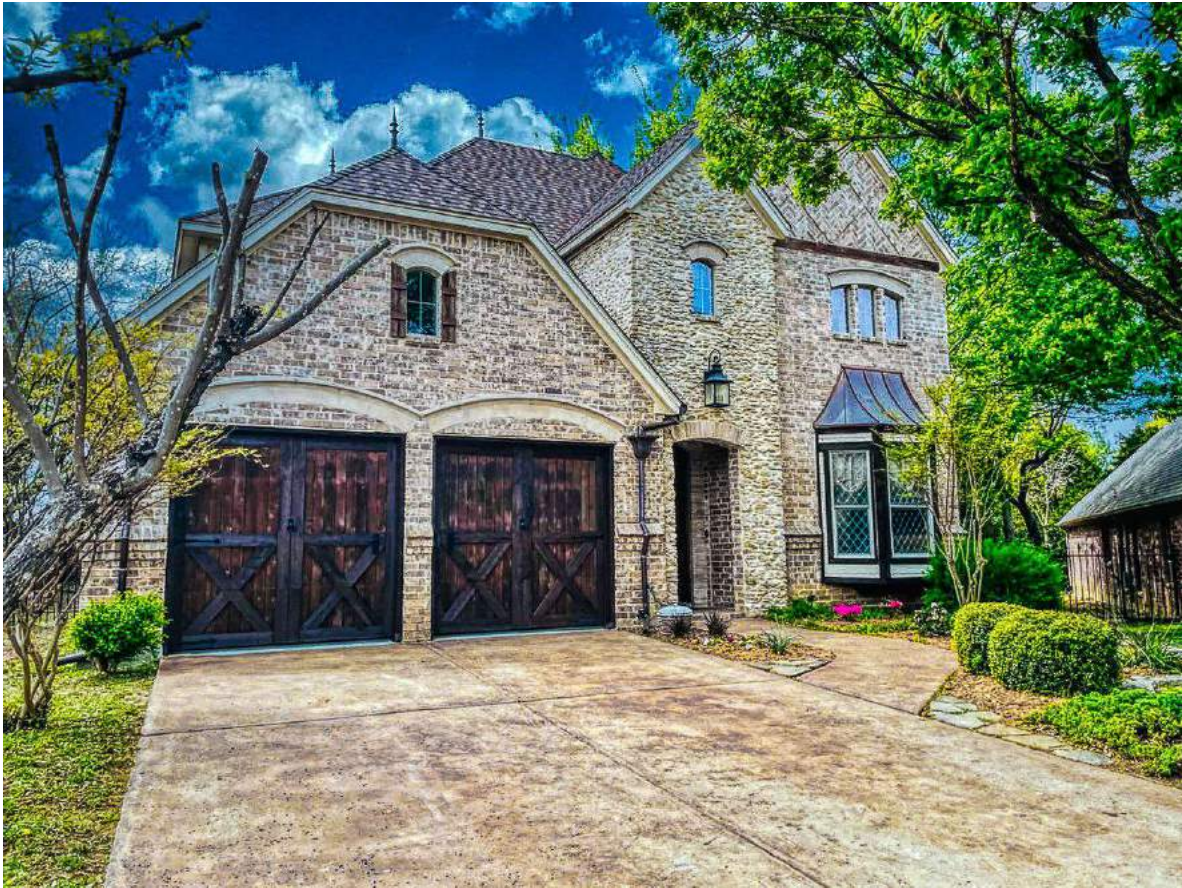


*3417 N Riley Place*  
*A little taste of Italy in Grayson Villas!*



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

This one-of-a-kind Pescara luxury custom home is nestled in a sought-after location in Grayson Villas at the intersection of Hurst, NRH, and Colleyville. Upon entering the home you'll fall in love with the stunning dining room with its soaring ceilings, wrought iron balusters & sconces, together with the wine cellar and bay window. Imagine yourself dining in an Italian villa. The home is graced with quality craftsmanship and character in every room - handscraped wood flooring, travertine tile, granite, chandeliers, various built-ins & custom cabinetry, triple-crown molding & so much more. The kitchen has granite, travertine backsplash, SS appliances, quality cabinetry, vent hood, pot-filler, breakfast bar, & walk-in pantry. The MBed has vaulted ceiling w beams, wood seating bench in bay window, & built-ins opening to MBath with luxury jetted tub, separate shower, double vanity (imported from Italy w granite & hammered copper sinks); and travertine tile flooring & shower. Massive walkin closet. One of the larger lots in the subdvsn - relax & entertain on the heavily shaded patio. Convenient access to COTTON BELT TRAIL. Great schools & nearby shopping & entertainment. Must see to appreciate the custom & unique details of the home.

**Other References:**

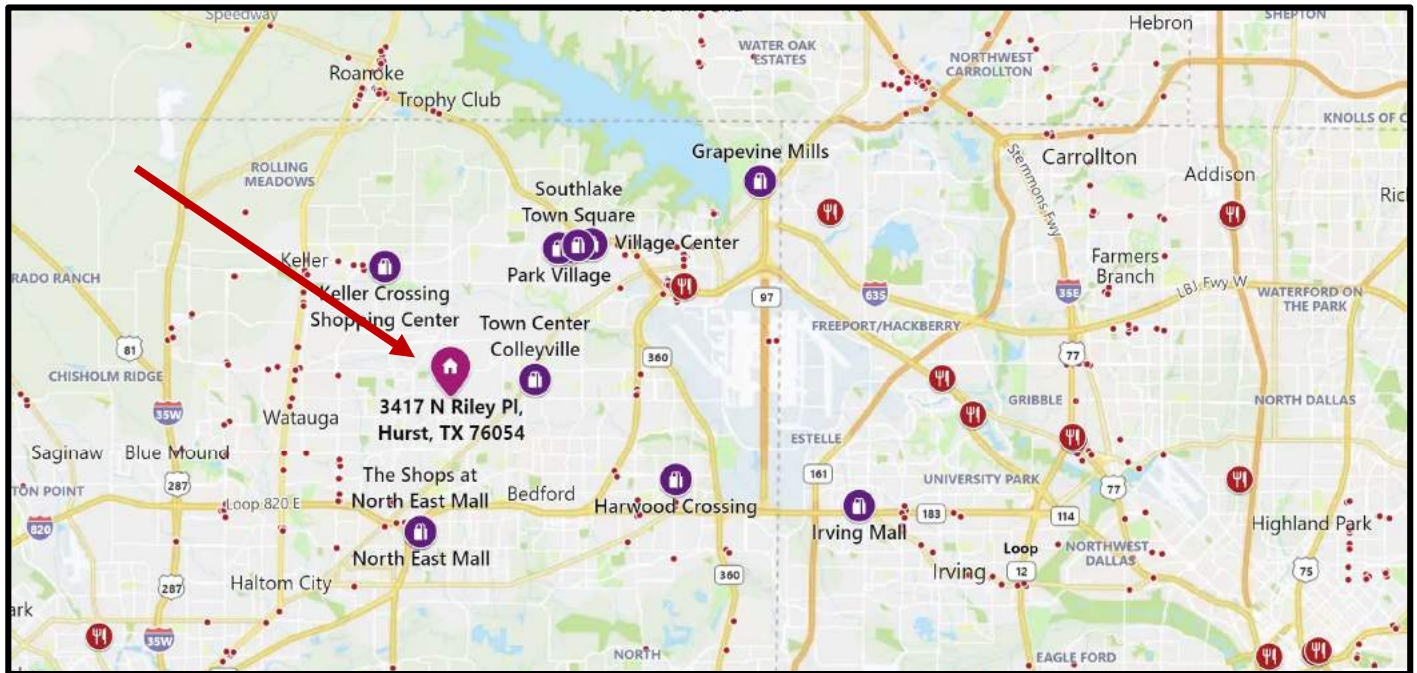
- **Virtual Tour, Photos, 3D-walkthrough, & Features:** <https://www.seetheproperty.com/378640>
- **3D Walkthrough:** <https://my.matterport.com/show/?m=hYelGLaqAwv>

**Exclusions and notes about conveyance:**

Minerals estate; Refrigerator negotiable; window coverings convey

## Prime Location:

- [Birdville ISD](#) – well rated schools; WA Porter Elementary; Smithfield Middle School; Birdville High School
- Minutes from [NRH20](#), [NYTEX Sports Centre](#), [Adventure World Playground](#), & [other Hurst/NRH/Colleyville attractions](#); shopping, entertainment, dining. **Convenient access to COTTON BELT TRAIL.**
- Minutes from Bell Helicopter, BNSF, American Airlines, Lockheed Martin, & many [other major employers](#) in the DFW area
- Nearby access to Hwys SH-183, I-820, SH-360, TX-26
- Distance to Porter Elem (~3 mins by car), Smithfield MS & Birdville HS (~6 mins by car)
- DFW airport nearby (~20 mins by car)



## Notable features:

- The home is being sold by the original owners
- This unique home was previously featured in the Spring Tour of Homes (2004)
- 100-yr old closet door in dining room
- Imported from Italy – finely crafted wood double vanity in Mbath has granite and hammered copper sinks.
- The home is graced with quality craftsmanship - handscraped  $\frac{3}{4}$ " wood flooring throughout, travertine tile, granite counters, bright & dramatic chandeliers, various quality wood built-ins & custom cabinetry, triple-crown molding, base molding, & so much more.
- Curb appeal – on cul-de-sac; beautiful brick & stone face with bay window & copper accent roof in front; unique decorative spires grace the roofline. Copper & aluminum gutters (replaced in 2017). Front covered porch & fresh landscaping.
- Dining room – echoes the views of an Italian villa with soaring coved ceiling with custom painted mural together with wrought iron balustrades, sconces, and

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!*

chandelier. Top that off with the wine cellar with wrought iron gate and brick floor.

- Open floorplan – kitchen opens to breakfast nook and living area; kitchen has stone covered breakfast bar. Perfect for entertaining and big family gatherings!
- In the living - cozy up to the fireplace w/mantle & hearth, gas starter & logs; fantastic for cold or romantic nights! Living has upgraded lighting!
- Kitchen/breakfast nook – includes counters with granite and beautiful travertine backsplash; plenty of custom quality cabinets; SS appliances (oven & microwave are new – never used), 5-burner gas stove with vent-hood; pot-filler, kitchen opens to breakfast nook - breakfast nook has custom built-in shelving w/seeded glass. Refrigerator is negotiable.
- Tons of storage throughout this house!
- Window coverings/blinds throughout
- MBed has vaulted ceiling with exposed wood beams; also with bay window with bench seat; custom cabinet/built-in.
- Mbat is graced with imported Italian vanity (w dual copper hammered sinks and new fixtures) & wrought iron sconces & candelabra lighting plus ornate crystal chandelier; frameless shower, w/new fixture, and jetted soaking tub w travertine tile surround. Huge walkin closet.
- Upstairs there is balcony overlook of the dining area and decorative niches with wrought-iron balustrades.
- Three bedrooms on the second floor all with wood flooring; two bedrooms split by jack-and-jill bath with separate vanities and private tub/toilet w/new shower fixture. Don't miss the playroom adjoining bedroom #4 (currently used as an office). All bedrooms with walkin closets, & vaulted ceilings.
- The large gameroom perfect for entertaining or as a media room (overlooks the side patio/veranda) and has exposed beam ceiling.
- Gas stub at back patio
- Separate utility room w cabinets & hanging area!
- Garage has high & low shelving with library ladder (that can be moved out of the way allowing for full 2-car access)
- Large patio/veranda w stone – great for entertaining!
- Craftsmen storage shed in back yard.
- There is decking material in the attic allowing for a great storage area.
- Roof – 30-yr/Timberline HD Laminated dimensional (2017); HVAC – Carrier (gas furnace); Hot Water Heater (2012 – gas); Windows – double-pane

*Send your offer today!*