

the fine estates & distinguished homesSM OF COLLIN COUNTY

by
*Pam
Matlock*



no. 22 - Autumn 2017

Cover Property:

Opulent Custom Tudor-Style Estate
nestled on an elevated lot with direct access to
community lakes

\$1,799,000 – details on pages 3

Featured Property:

Pristine 6.2 Acre Estate

Located on a quiet tree-lined road with over 900'
of private creek access and stocked fishing pond

\$1,800,000 – details on page 10-11

Meet Our Team:

Matlock Real Estate Group
– details on page 2

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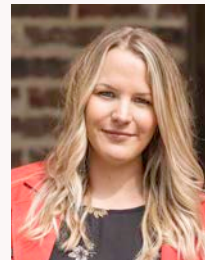
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*"Faith is the substance of things hoped for, the evidence of things not seen."
Hebrews 11:1*

905 TRANQUILITY DRIVE, FAIRVIEW, TEXAS

Listed price: \$1,799,000

JUST LISTED



PAM MATLOCK

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6,899 SQFT • 1.037 ACRES • 5 BEDROOMS • 5.5 BATHROOMS • 5 LIVING AREAS • STUDY • GAME ROOM • MEDIA ROOM • SWIMMING POOL BY POOL ENVIRONMENTS • DIRECT LAKE ACCESS



This gorgeous, custom built, rustic Tudor estate by Tim Jackson Custom Homes, completed in 2008, is located in prestigious Tranquility Farms within Lovejoy ISD. The stunning residence is situated on a manicured 1 acre corner lot, with views of the community lake's and greenbelt. The impressive stone and brick façade of the home is highlighted with stained beam elements and trim, and features a charming terrace and large front and rear balconies. The elevation is surrounded by large flowerbeds overflowing with foliage and plants, and well-established trees are placed throughout the property.

The welcoming Foyer features grand Knotty Alder double doors and distinctive flagstone floor. The Living Room offers gleaming rough-hewn wood floors, custom trowel walls with new premium paint, and thick Knotty Alder moldings. The large windows offer panoramic views of the pool and the community lake. A cozy fireplace is framed with a custom

finished, cast-concrete mantel. The Dining Room offers rough-hewn wood floors and custom trowel walls with new paint. A stunning designer chandelier and large windows with views of the front grounds, provide plenty of light. The elegant Wine Cellar and a Butler's Pantry are convenient to the Living and Dining Areas. The Library features an eye-catching step-up gated entrance. The fully paneled room features ample built-in bookcases and storage closets. A large shuttered, picture window overlooks the front property and an additional community lake.

The huge Great Room adjoins the Kitchen and Breakfast Nook, along with direct access to pool and outdoor entertainment areas. The Great Room has unique flagstone floor and vaulted ceiling highlighted with Knotty Alder beams. The room offers a dramatic stone fireplace and hearth, custom entertainment cabinet, and large windows with views outline the space. The

Kitchen is a cook's dream with professional stainless-steel appliances, gleaming stone counter tops, and top-quality designer cabinets and built-ins. An oversize walk-in Pantry completes the area. The spacious, adjoining Breakfast Nook make this area perfect for casual entertaining and looks to, and adjoins, the large wrap-around Patio with built-in grill station. The main floor Gameroom and Media Room are connected to the Great Room/Kitchen area by a set of steps. The Gameroom features a full kitchenette with one-of-a-kind stone counter tops and stainless-steel appliances.

The secluded Master Retreat is highlighted with tall, vaulted beamed ceiling and boasts a stone fireplace with carved mantelpiece. The spectacular Master Bathroom is fully outfitted with gorgeous Italian travertine tile floors, designer vanities with marble surfaces, along with up-graded plumbing and light fixtures.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

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- Dr. Ben Quenzer



3

690 MAPLE CREEK DRIVE, FAIRVIEW, TEXAS

JUST SOLD

Listed price: \$1,345,000

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5,492 SQFT • 1.53 ACRES • 5 BEDROOMS • 4.5 BATHROOMS • 3 LIVING AREAS • STUDY • MEDIA ROOM • SWIMMING POOL WITH GROTTO AND CABANA



This outstanding traditional stone and brick estate home is located in the exclusive community of Stone Creek Estates on an expansive wooded acreage within Lovejoy ISD. The amazing home features a winding driveway leading to a porte-cochere with motor court and dual garages. A large welcoming front entrance is surrounded by lush landscape beds filled with mature shrubs and plants and the sprawling front lawn is sheltered by native, mature trees.

The gorgeous Foyer features a beautiful hand-crafted metal and glass front door with elaborate grate element and frosted glass. Extensive lustrous, hand-scraped hardwood floors and textured walls featuring on-trend paint accentuated by thick trim and moldings are featured throughout the entry and main living and dining areas. An elegant curved staircase with custom metalwork balusters extends up to the second floor and highlights the towering ceiling and stunning chandelier.

The Formal Dining Room features hand-scraped hardwood floors, textured walls and custom paint. An elegant chandelier and large French doors that open to the front property and brighten the room. A convenient temperature-controlled wine cellar with built-in storage is adjacent to both the Dining Room with butlers pantry and the Family Room for easy access. The private Study, uniquely designed to capture views of both the front and the rear of the property has hand-scraped hardwood floors and custom hardwood paneling and trim details also features a built-in desk with bookcase/display space and storage. Large windows with views of the front property gives the space an open and airy feeling.

The distinctive floor plan includes an oversized Family Room connected to the Kitchen and Breakfast Nook. The spacious Family Room features stained hand-scraped hardwood floor, a large rustic stone fireplace, and an eye-catching heavy

beam-lined cathedral ceiling with second floor wall openings and balcony featuring metal-work baluster details. A wall of windows offer panoramic views of the pool area and wooded property. The large, gourmet Kitchen has premium Travertine tile floors and an attention-grabbing stained beamed ceiling. The space offers custom stained cabinets, granite counter tops, and tumbled tile backsplash with task lighting. The premium stainless steel appliances include a professional gas stainless-steel stove with multiple burners and two ovens. A large refrigerator and freezer, microwave, dishwasher, and two sinks. A huge island and a convenient Pantry completes the space. The airy adjoining Breakfast Nook features a custom built china cabinet and is outlined with windows and large French doors that overlook, and lead out to the Covered Patio and pool area. A handy Mud Room is placed off of the Kitchen/Breakfast Nook and features an exterior Dutch door, built-in bench with storage, and the convenient second staircase.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

515 MARK DRIVE, LUCAS, TEXAS

Listed price: \$1,185,000

JUST SOLD



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5,188 SQFT • 2 ACRES • 5 BEDS • 5 BATHS • 2 LIVING AREAS • GAMEROOM • STUDY • OUTDOOR FIREPLACE AND KITCHEN • OVERSIZED UTILITY ROOM



Announcing a new Cleve Adamson custom home to be completed in August 2017. This beautiful residence is set on a gently rolling acreage in the tranquil neighborhood of Tokalaun within Lovejoy ISD. The home offers a very livable open floor plan with spacious connected living and dining areas - perfect for everyday family living and entertaining. The meticulously crafted interior extends effortlessly from room to room, with extensive hand-scraped hardwood floors, soaring ceilings with distinctive vaulted and angled details highlighted with thick antique beam elements. Superior designer finishes throughout includes gorgeous premium ceramic tile and carpeting, up-graded decorator lighting package, stunning stone & brick fireplaces, granite and stone surfaces, and beautiful coordinating hardwood built-in's and cabinetry that feature premium details and hardware.

The welcoming foyer features a thick solid hardwood front door, hand-scraped hardwood floor, and an eye-catching barrel ceiling. The adjoining, elegant formal dining features hand-scraped hardwood

floors, beautiful views of the front property, along with an adjoining Butler's Pantry and Wet Bar. A private Study features a unique hardwood barn-door entry and coordinating built-in's and cabinetry. The well-designed Great Room that offers views of the outdoor living area and kitchen while providing an abundance of natural light. The open concept family room adjoins the well-appointed kitchen and breakfast nook with an eye-catching ceiling highlighted by antique timbers, along with a massive stone fireplace. The spacious kitchen offers up-graded hardwood cabinetry and island, slab granite counter tops, tumble stone tile backsplashes with task lighting, and a top-of-the-line stainless steel appliances. The connecting breakfast nook is outlined with large windows and connecting exterior door.

A secluded Master Bedroom has hardwood flooring and cathedral ceiling and is outlined by large windows overlooking the rear property. The spa-like en suite bathroom with separate granite topped vanities, large jetted tub, and oversized walk-in shower with premium tile

details and plumbing fixtures, along with a spacious walk-in closet. The children's annex is strategically placed off of the Kitchen/Great Room area and offers a sizable hall with a built-in study desk and storage, an oversized Gameroom with hardwood floor, a beam-lined ceiling, and large windows. The secondary bedrooms are positioned in this wing and all connect to full bathrooms with granite surfaces and upgrades galore. The well-thought-out floor plan offers a separate, private guest suite with full bath and a large walk-in closet.

The huge utility room is placed off of the mud room and offers premium storage cabinetry with solid surfaces along with a planning desk, a center island - large enough for an ideal craft space - and connects to the 5 Car Garage. The garage features additional storage area and a concealed staircase leads up to an oversized 1000 sq ft attic area - is easily converted to an office space, private studio, or apartment.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

"In ten days we had two families, 11 showings, 2 offers and 1 signed contract!! Thank you Matlock Real Estate Group for designing an amazing marketing plan that was VERY successful!!"
- Kim Overholt

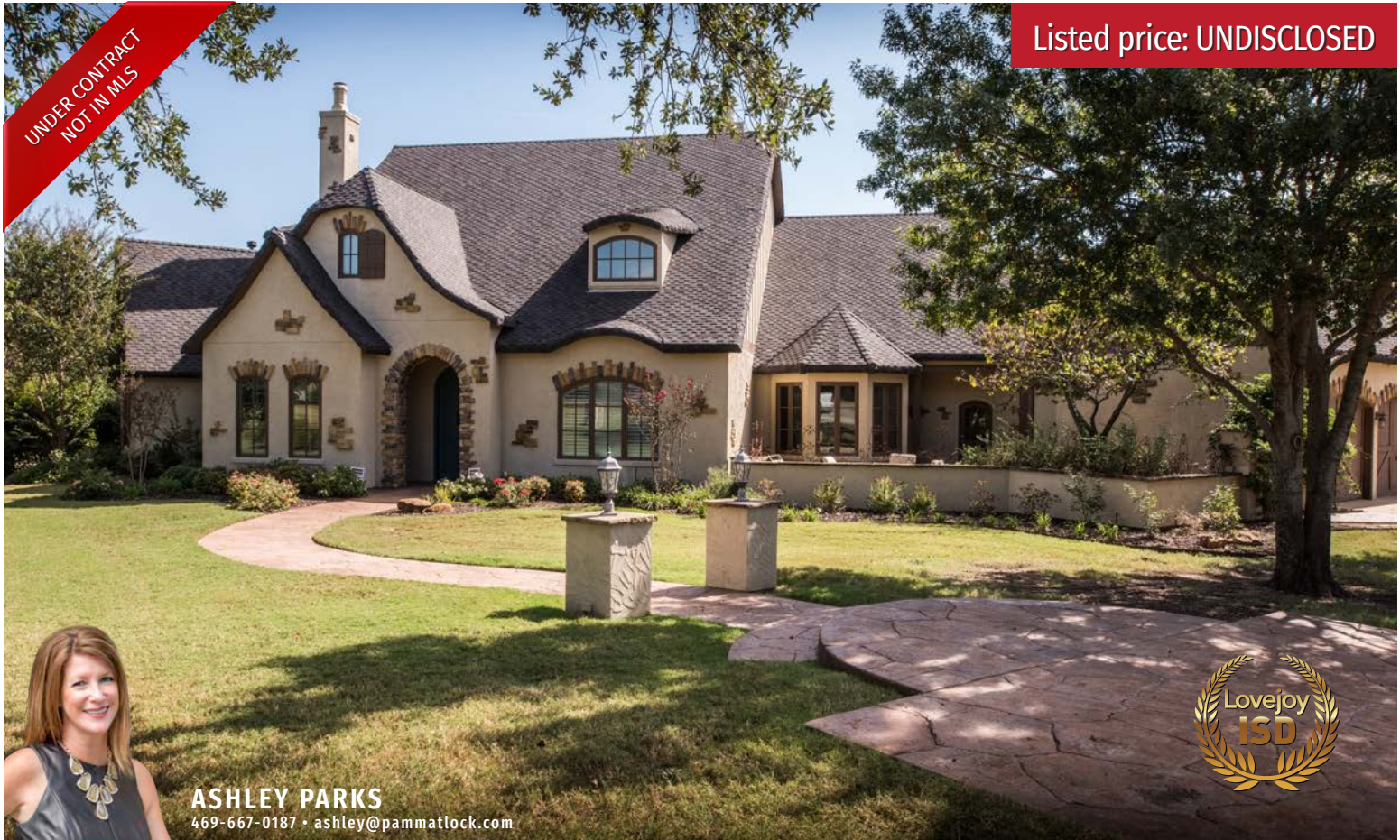


5

425 BLONDY JHUNE TRAIL, LUCAS, TEXAS

UNDER CONTRACT
NOT IN MLS

Listed price: UNDISCLOSED



ASHLEY PARKS

469-667-0187 • ashley@pammatlock.com



4,652 SQFT • 2.36 ACRES • 4 BEDROOMS • 3.5 BATHROOMS • 2 LIVING AREAS • PRIVATE POND • SPARKLING SWIMMING POOL



This picturesque Old English cottage residence designed after a Thomas Kincaid painting is located in the quiet Tokalaun Park & Estuary neighborhood in Lovejoy ISD. The property offers impressive views of the pond and features a tree-lined creek making this a true estate home. The meticulously landscaped property, located at the end of a cul-de-sac, features an extended driveway with front parking and a sidewalk along a charming walled courtyard leading to the welcoming entrance.

The elegant Foyer features gleaming hand-scraped hardwood floors, on trend custom paint, heavy trim and moldings, along with a towering ceiling. The stylish refurbished Staircase features custom metal handrail and balusters along with hand-scraped treads leading up to the second floor. The stylish Formal Dining Room has hand-scraped hardwood floors, new textured walls with on-trend paint and thick trim and moldings. Large shuttered windows and a stunning chandelier

suspended from a thick beamed skylight brighten the room. A handy Butler's Pantry with custom cabinetry and granite surfaces connects the Kitchen and the Formal Dining Room. A private Study features premium flooring, thick millwork moldings and trim, and a heavy beamed ceiling, along with large shuttered windows with gorgeous views. This space also features a walk-in closet and direct access to the Powder Room. The oversized, fully remodeled Great Room offers hand-scraped hardwood floors, on-trend wall paint, premium chandelier and a wall of windows with panoramic views of the pool area, lawns, and woods beyond. A new refurbished two-way stone fireplace with beam mantel and renovated built-ins complete the room. The Kitchen and Breakfast Room are placed off the Great Room and feature hand-scraped hardwood floors, on-trend wall paint, premium light fixtures and dual walls of windows with amazing views. The Kitchen is a cook's dream with updated cabinets and gleaming granite counter tops

with fresh subway tile backsplash. Heavy rustic beams line the ceiling and premium chandeliers and recessed lighting brighten the space. The Kitchen features professional grade appliances and a walk-in Pantry. The open Breakfast Room features large windows and a charming two-way fireplace.

A secluded Master Retreat is located at the end of private hallway and has been fully updated with new flooring, on trend wall paint, and upgraded light fixtures. Large windowed sitting area with French doors open to the rear property and the pool area. A two-way fireplace is shared with the Master Bath. The en suite Master Bath features new flooring, custom paint, gleaming marble surfaces, and updated fixtures and furnishings. The second floor offers large Gameroom with built-in storage cabinetry and several windows overlooking the pool and rear property. The Guest Room and Junior Bedrooms offer premium flooring, walk-in closets, with adjoining baths.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

803 RED STORE COURT, LUCAS, TEXAS

Listed price: \$975,000

JUST SOLD



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5,351 SQFT • 1.03 ACRES • 5 BEDROOMS • 6.5 BATHS • 2 LIVING AREAS • 2 DINING AREAS • STUDY • MEDIA ROOM • 3 CAR GARAGE • OUTDOOR KITCHEN AND LIVING AREA • POOL & SPA



This beautiful two-story stone and brick residence is highlighted by stained wood trim and shuttered windows is situated on a professionally landscaped acreage lot at the end of a quiet cul-de-sac street. The welcoming Foyer connects to the Formal Dining Room and a private Study, each featuring stunning lustrous hardwood floors, heavy textured walls with on trend paint. The stylish curved Staircase with custom carved posts and twisted metal spindles extends up to the second floor highlights the space and is positioned over the Gallery that connects to the Great Room. The elegant Formal Dining Room has thick textured walls with on-trend paint and thick trim and moldings. Large windows with custom drapes and a stunning chandelier brighten the room. A Butler's Pantry with premium stained cabinetry and granite surfaces connects the Dining Room to the Kitchen. The spacious Study offers hardwood flooring, heavy textured walls with custom paint, and a curved wall of windows overlooking the front yard. The

room also features a tall stone and granite bar with stained storage cabinets, along with a built-in solid wood bookcase.

The open Great Room flows into the Kitchen, Wet Bar, and Breakfast Nook and offers hardwood floors, textured walls with on-trend paint, and an eye-catching beamed ceiling. The rustic stone floor to ceiling fireplace is the focal point of the Great Room and is brightened by a wall of windows that overlook the Outdoor Living area and rear property. The spacious Kitchen has premium stained cabinetry, stunning granite counter tops, and tumbled tile backsplash, along with a premium stainless steel appliance package including a professional grade gas cooktop situated in a stone alcove. The huge center island features storage and seating. The charming Breakfast Nook is outlined with windows and offers access to the Outdoor Living area and Patio. The windowless Media Room is located adjacent to the Great Room and features

premium carpet, custom paint treatment, an equipment closet and speakers.

The main floor Master Suite features gleaming stained concrete floors, a built-in coffee bar with storage, and a sitting area with large windows providing natural light and views of the backyard. The stunning en suite Master Bathroom has a top-quality tile, dual stained vanities with granite surfaces, and decorator plumbing fixtures. The jet tub is highlighted with decorative tile details is positioned under glass block windows. The large walk-in shower featuring premium tile and plumbing fixtures. Each spacious walk-in closet offers built-in a custom wardrobe storage and dressers.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

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- Mike and Roxana Denham



7

204 ESTELLE LANE, LUCAS, TEXAS

JUST SOLD

Listed price: \$939,000



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4,610 SQFT • 2.96 ACRES • 4 BEDROOMS • 3.5 BATHROOMS • 3 LIVING AREAS • MEDIA ROOM • GAME ROOM • KIDS LOFT • SWIMMING POOL • OUTDOOR LIVING AREA • DETACHED CARRIAGE HOUSE



This beautiful 4,610 Sq Ft home on 2.97 acres located in the prestigious Estates of Huntwick community within Lovejoy ISD. Originally purchased by a family with a passion for equestrian sports and country living. This residence has been lovingly remodeled, top to bottom, over the past 6 years with an upscale farm lifestyle in mind.

This wonderful two-story brick residence highlighted by stained wood trim and shuttered windows is situated on an expansive horse friendly acreage. The meticulously landscaped property features an extended driveway to the attached 3 car garage and the gated Carriage House beyond. A lengthy sidewalk leads to the welcoming flagstone surfaced porch that overlooks the front property – a quiet space to unwind or chat with neighbors. The stylish Foyer connects to the Formal Dining Room and a private Study, each featuring stunning lustrous hardwood floors, new textured walls with on trend paint outlined with trim and moldings.

The stylish refurbished Staircase features custom carved posts and metal balusters along with travertine risers and hand-scraped treads that extends up to the second floor. A stunning chandelier and windowed mahogany double doors flood the space with light. The elegant Formal Dining Room has new textured walls with on-trend paint and thick trim and moldings. Large windows framed with custom treatments and a stunning chandelier brighten the room. The private Study offers more hardwood flooring, an eye-catching beamed ceiling and large windows overlooking the front yard. A gated Wine Cellar is placed under the Staircase featuring a scrolled metal gate entrance and built-in bottle storage. A spacious Formal Living Room with more designer finishes and hardwood floors offers a wall of windows and French doors with panoramic views of the pool area, pastures, and woods beyond.

The open concept Kitchen flows into the Breakfast Nook and Family Room along with the Butler's Pantry/Mud Room

space. The Kitchen features Versailles pattern travertine floors, premium cabinetry with glazed finish and stylish hardware, gleaming granite surfaces with travertine and glass mosaic tile backsplash. The stainless-steel Kitchen Aid appliance package includes a gas cook top with custom hood and double ovens. A contrasting center island boasts a custom finish and an antique chandelier above. The Kitchen features a walk-in Pantry and adjoins the Butler's Pantry/Mud Room with built-in coordinating buffet with wine cooler and ice maker and abundant storage. The convenient Butler's Pantry/Mud Room connects to the Utility Room, gorgeous Half Bath, and has a built-in boot bench at the exterior exit. The charming Breakfast Nook is outlined with windows and custom light fixtures and offers views of Patio and pool. The rustic stone floor to ceiling fireplace with heavy mantelpiece is the focal point of the Family Room, and this space features a unique ship-lap wall and is brightened by a wall of windows that overlook the Patio pool area.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

213 ROCKLAND TRAIL, LUCAS, TEXAS

Listed price: \$898,000

JUST SOLD



ASHLEY PARKS

469-667-0187 * ashley@pammatlock.com



4,648 SQFT • 1.5 ACRES • 4 BEDROOMS • 3.5 BATHROOMS • 2 LIVING AREAS • 2 DINING AREAS • STUDY • SPORT COURT • SPARKLING SWIMMING POOL • 3 CAR GARAGE



This beautiful single-story stone and brick custom home highlighted by stained trim and shuttered windows is situated on a professionally landscaped acreage. The Foyer features a custom metal and glass front door, gleaming hardwood floors, and a tiered ceiling with a stylish chandelier. This welcoming space connects to the Formal Dining Room, a private Study, and the Great Room. The stunning Formal Dining Room offers lustrous hand-scraped hardwood floors and an eye-catching triple groin ceiling outlined with a thick knotty alder casement. A large chandelier is suspended from each ceiling element and a wall of windows with Plantation Shutters and custom drapes brighten the room. Two separate Butler's Pantries with premium knotty alder cabinetry and granite surfaces service Dining Room and are open to the Great Room and Kitchen. The handsome Study offers hardwood flooring, thick knotty alder trim and a distinctive box-beam ceiling element. A large built-in knotty alder bookcase is placed opposite a large

shuttered window that overlooks the front yard.

The open Great Room flows into the Kitchen and Breakfast Nook and offers hardwood floors, textured walls with on-trend paint, and a soaring cathedral ceiling lined with heavy beam trestle elements. The rustic dry-stacked stone fireplace with unique display niches and hearth is flanked by a custom knotty alder built-in display cabinet with entertainment equipment storage. A wall of windows with custom woven shades overlook the Outdoor Living area, pool and spa, and the expansive rear property. The spacious Kitchen has premium knotty alder cabinetry with custom interior storage features and gleaming granite counter tops. The premium stainless-steel appliance package includes a gas cooktop with custom hood above, double ovens, microwave, and full-size refrigerator and freezer. The massive center island has a contrasting glazed finish with a granite surface and

features a distinctive hammered copper farm sink along with a dishwasher and seating for up to four people. The charming Breakfast Nook is outlined with windows and offers access to the Outdoor Living area and Patio. A handy granite surfaced dry bar and a huge walk-in Pantry complete this open-concept space.

The secluded Master Suite features premium neutral carpet, a tiered ceiling element, and a sitting area with a curved wall of windows with custom shades that provide natural light and gorgeous views of the backyard. The stunning en suite Master Bathroom has a top-quality tile floor, dual knotty alder vanities with granite surfaces, and decorator plumbing and light fixtures. The jet tub is highlighted with decorative tile details and is positioned under adjoining windows. The two-person walk-in shower features premium tile surround, a seat, and decorator plumbing fixtures.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

"Pam Matlock, you were just excellent representing us in the sale of our home. We couldn't be more pleased with the outcome and the guidance you provided along the way. We knew you would present our home in the best way possible, and you even exceeded our expectations with the photography and exposure in the market. Thank you, thank you, thank you so much for making this complex transaction a success. We can't wait to build the next place!" - Brian and Shari Nederhoff



510 N. MEANDERING WAY, FAIRVIEW, TEXAS

Listed price: \$1,800,000



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4912 SQFT • 6.27 PRISTINE ACRES • 3 BEDROOMS • 4.5 BATHROOMS • STOCKED FISHING POND • WINE ROOM • OUTDOOR KITCHEN • NATURE TRAILS W/ CREEK ACCESS

This special custom-built one-of-a-kind, single-story, stone, hill country estate is situated on scenic acreage down a quiet, secluded country road. This unique property features a charming stocked pond with flowering plants and lily pads sheltered by willow trees, set along the winding driveway under a canopy of native trees. The driveway and motor court are outlined by stone steps that lead to the vast, rolling front property and pond, along with an additional set of stone steps that guide you to the front entrance past groomed flowerbeds.

The welcoming Entry features a heavy solid wood front door encircled by transom windows flooding the space with natural light. The Entry features travertine tile floor and connects to the Formal Dining Room, the Great Room and a Gallery extending to the Game Room and the Master Retreat. The stylish Formal Dining Room offers a beamed, vaulted ceiling with an elegant chandelier.

Several large double-paned windows provide beautiful views of the front property and pond. The open Great Room flows into the Kitchen and Breakfast Nook and offers an eye-catching 18 ft. high cathedral beamed ceiling. The rustic stone floor-to-ceiling fireplace is the focal point of the Great Room and is brightened by a wall of windows showcasing panoramic views of the rear property. This oversized room also has wet bar access and built-in entertainment and glass cabinetry. A Half Bath is tucked away off a small hall near the Great Room and the Game Room.

The spacious Kitchen has premium stained cabinetry, stunning granite counter tops, and tumbled tile backsplash, along with a premium appliance package including a gas cooktop. The large center island features storage and seating. The charming Breakfast Nook is outlined with casied windows and offers access to the Outdoor Kitchen and Patio. A climate controlled, floor-to-

ceiling, 864-plus bottle capacity Wine Cellar is convenient to the Formal Dining Room, Kitchen, and Great Room.

The Game Room is located off the Great Room past double doors and features gleaming hardwood and neutral carpet floors, a stone fireplace with gorgeous mantelpiece with coordinating stained millwork trim and details, and beamed cathedral ceiling. A floor-to-ceiling wall of double-paned windows offer stunning views of the wooded rear property. The oversized room was designed for entertaining – with maximum seating area and optimal space for the billiards table, along with a wet bar, and entertainment cabinetry. The well-planned Study offers double French pocket doors, hardwood floors and trim with built-in credenza and numerous bookcases and cabinetry – with several windows overlooking the property's beautiful scenery.



The secluded Master Retreat features neutral carpet, millwork trim, built-in entertainment cabinet, and a cozy fireplace. As with all rooms in the home the master has large windows with beautiful views. The stunning en suite Master Bathrooms feature his and hers separate vanity/dressing areas with 36" tall granite surfaced vanities and abundant storage, along with separate water closets. The dual entry two-person shower connects these areas. The ladies' vanity area also boasts a large tub positioned under picture window that is screened by a large exterior flowerbed – a perfect place to relax and enjoy the view. The huge walk-in closet adjoins each vanity area and features custom wardrobe storage and a laundry chute into the Utility Room. An additional room is placed off the ladies' vanity and offers a walk-in closet, large windows, and exterior door – easily used as a Nursery, Exercise Room, or additional Office.

The additional Bedrooms are placed off the Game Room area with a small foyer connecting each. The bedrooms offer neutral carpet, casued windows for views and natural light, oversized walk-in closets, and each has a private full bathroom.

For more photos, descriptions and information about this property, visit - www.pammatlock.com



Our Distinguished Homes Magazine by the numbers:

29,000

Readers with each
issue delivered

Copies distributed to the most
distinguished residences across
Collin County

17,000

300

Man hours to complete
and produce each issue

Beautifully arranged
and orchestrated full
color pages

20

1

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450 ARTHUR COURT, LUCAS, TEXAS

Listed price: \$779,000

JUST LISTED



ASHLEY PARKS

469-667-0187 * ashley@pammatlock.com



4,093 SQFT • 1.5 ACRES • 5 BEDROOMS • 4.5 BATHS • 2 LIVING AREAS • GAME ROOM • SPARKLING SWIMMING POOL • PRIVATE STOCKED FISHING POND



This beautiful two-story traditional brick and stone residence is situated on an acre plus property featuring a grove of mature, native trees and an idyllic, partially-owned and stocked pond with lighted fountain.

The inviting Entry features lustrous hardwood floors and a stylish designer chandelier. The windowed front door is surrounded by additional windows and transoms that flood the space with natural light. The quiet Study features extended hardwood flooring, a handsome fireplace, and large plantation shuttered windows overlooking the front yard. The elegant Dining Room offers more luminous hardwood floors, custom wall paint highlighted by substantial millwork trim and moldings, and an eye-catching chandelier, along with large windows and French doors that lead to a secluded Terrace.

The open floor plan features an adjoining Family Room, Kitchen, and Breakfast Nook with Patio, pool, and rear property access. The oversized Family Room features more hardwood floors, custom wall paint, and large windows framed by custom window treatments with views of the Patio and pool area. This room also offers a cozy gas fireplace with a custom cast stone double mantelpiece and built-in entertainment and storage cabinetry. The spacious, updated Kitchen has hardwood floors and updated paint on the textured walls, along with custom painted cabinetry. The refreshed space features gleaming granite surfaces and ceramic tile backsplash with task lighting. The stainless-steel appliance package includes double ovens, a gas cook top, a trash compactor, along with a center island with contrasting decorator paint and an additional sink. The light and bright Breakfast Nook features a decorator chandelier and large windows with designer treatments and a door that lead to, and offer views of the Patio and backyard.

The private, main floor Master Suite features premium neutral carpet and a spacious sitting area outlined with large windows that provide natural light and gorgeous views of the backyard. The Master Bathroom has separate vanities with decorator plumbing and light fixtures. A large jetted tub is situated under a glass block window next to the walk-in shower with dual shower heads. The custom millwork staircase connects to the second-floor Gameroom and hallway leading to the Junior Bedrooms. A charming Balcony off of the guest room provides views over the gorgeous tree-lined property and pond. An additional Guest Room is located on the main floor.

The rear property has a spacious Patio off the Great Room that overlooks an expansive lawn area featuring a sidewalk with steps that guide you down to the amazing resort-style pool and spa.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

"Working with Pam and her team was one of the most positive real estate experiences we could have ever imagined. From accepting a full price offer before our home hit the market, to the punctual closing, made our out of state move go smoothly. There is no other professional real estate agent I would recommend. The entire team's commitment to the values of honesty and integrity, in such a positive and supportive environment, makes them stand head and shoulders above the rest. They make sure all their clients' needs and concerns are answered personally." - Tom and Deb Burbeck - Murphy Texas



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1770 HONEYBROOK, PROSPER, TEXAS

Listed price: \$589,900



2,854 SQFT • 2.5 ACRES • 4 BEDROOMS • 2 BATHROOMS • 1 HALF BATHROOM • 3 LIVING AREAS • 2 DINING AREAS • MEDIA ROOM • 2 CAR GARAGE



This traditional stone and brick residence is located on a rural, gently rolling acreage that would make a terrific property for the equine enthusiast. The residence is surrounded by stone-lined beds filled with mature, lush landscaping. The expansive front lawn features several established shade trees with large shade trees and the side entry 2 Car Garage has an extended concrete driveway with additional parking spaces.

The inviting Foyer features a beautiful, painted hardwood front door with a decorative glass window. The space has hand-scraped hardwood floors, a soaring ceiling with a Loft area above, and a stylish chandelier. The charming Staircase outlines the Foyer and features hardwood and Slate tile treads at the entry with neutral frieze carpet on the rest. The stained and carved handrails and posts feature painted, turned bannisters and trim. A Formal Living Room adjoins the Foyer and has hand-scraped hardwood floors with thick millwork

moldings, and decorator paint. The large window features new custom Plantation shutters, and overlooks the front property. The Formal Dining Room features Slate tile floors and decorator paint on the textured walls. An elegant chandelier, with decorator shades and a carved medallion molding and extends from the ceiling. A large window offers views of the Patio and pool, and gives the room an open and airy feeling.

The spacious and open-concept Family Room, Kitchen, and Breakfast Nook make casual entertaining a must. The connecting areas offer a wall of windows and exterior doors that provide views, and access, to the Patio and pool area. The Family Room features a large, brick wood-burning fireplace with a custom mantelpiece, and a built-in Wet Bar concealed by a folding door. The large Kitchen is a cook's dream with slate tile floors, custom hand-textured walls with decorator paint, finished with trim and moldings. The premium stained

cabinets with decorative trim feature slab granite counter tops and tumbled tile backsplash. A large eat-at island and a handy Pantry complete the space. The airy and bright, windowed Breakfast Nook is highlighted with views of the rear property.

The private, main floor Master Suite is outlined with large windows, and private Patio entrance, that have panoramic views of the property and pool. The en suite Master Bathroom is fully outfitted with Slate tile floor and decorator wall paint. The room features a separate vanities with up-graded light fixtures and mirrors, a re-furbished walk-in shower, and a jetted tub under a large window. The Master Closet has built-in hanging wardrobe organization. An additional main floor bedroom, currently being used as a Study, has a large window and built-in bookshelves. A handy powder room is placed near the bedroom.

For more photos, descriptions and information about this property, visit - www.pammatlock.com

"Pam Matlock is a superb realtor; very professional at all times, easy to work with, and answered all our questions with proven facts and certainty. Our expectations have been raised to a new level due to the quality of work that Pam Matlock has offered. We highly recommend her and The Matlock Real Estate Group for their relentless pursuit in attaining homes to satisfied clients as ourselves."
- Hunter and Tiffany Sexauer



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720 WENDY LANE, LUCAS, TEXAS



This impressive, single-story stone and brick traditional ranch home is situated at the end of a sweeping driveway off a quiet country road past fenced rolling pastures. The inviting Foyer features an immense, windowed stained double front door that opens to charming music area or sitting room that adjoins the Formal Living Room, the elegant windowed Formal Dining Room, and a spacious Media/Gameroom - all these rooms features new lustrous roughhewn hardwood floors. The large Family Room and Breakfast Nook are open to the fully remodeled gourmet Kitchen with premium appliances and top of the line finishes. A screened porch with grill station connects to the refinished pool with extensive decking surrounded by professional landscaping and overlook the paddocks, barn, pond, and the beautiful woods and countryside.

1590 ROCK RIDGE ROAD, LUCAS, TEXAS



This traditional brick Ranch residence is located on a gently rolling, tree-lined acreage within Lovejoy ISD boundaries. Situated in a non-HOA, horse-friendly neighborhood off of quiet country road. Relax during peaceful afternoons nature watching or while the kids play, and revel in starlit evenings recharging after a long workday. The Foyer features a beautiful hardwood front door with Tudor-style glass and beautiful hardwood parquet floors.

300 MURDOCH LANE, FAIRVIEW, TEXAS



This outstanding, custom Cleve Adamson estate home is set on a gently rolling acreage in the Estates at Huntwick within Lovejoy ISD. This residence completed in 2011 features a very livable, open floorplan with spacious, connected living and dining areas - perfect for everyday family living and entertaining. The meticulously craft interior extends effortlessly from room to room with extensive hand-scraped hardwood floors and distinctive, beam highlighted, vaulted and angled ceilings. Superior designer finishes throughout includes premium ceramic tile and up-graded carpeting, top-quality lighting package, stone and brick fireplaces, and coordinating hardwood built-ins and cabinetry. The custom home features extended to the exterior Outdoor Living area with fireplace and the resort-like diving pool with spa that are encircled with professionally planned and installed landscaping for maximum privacy.

1320 PARKVIEW LANE, MURPHY, TEXAS



A beautiful custom brick single story residence situated on an expansive, gently rolling property at the end of a quiet cul-de-sac street. The façade is highlighted by metal roof details and cast-stone accents, and encircled by landscape beds filled with thick foliage and plants. A sidewalk extends from the extensive driveway through the front lawn and leads to the inviting front porch and entrance.

The welcoming Foyer features a beautiful, custom hardwood arched door with Flemish glass panes that floods the space with natural light. The space has luminous roughhewn hardwood floors, thick moldings and trim, and a stylish chandelier highlights the space. The handsome Study, placed off of the Entry, has stained French doors, stained millwork trim and moldings, along with an eye-catching heavy box-beam ceiling element.

170 HORSESHOE BEND, FAIRVIEW, TEXAS



Listed price: \$689,000

This charming stone and brick cottage-style home is situated on a rolling acreage in the prestigious Bridlegate community within Lovejoy ISD. The inviting entry welcomes you with gleaming hardwood floors and a massive windowed double door that floods the space with natural light. The adjoining Formal Living and Dining areas feature thick trim and moldings and spectacular views. An attractive Study features custom millwork details and even more views. The spacious open-concept Family Room with cozy fireplace, fully outfitted Kitchen, and Casual Dining area with pool and backyard access make entertaining easy. The backyard features a custom built pool and spa surrounded by professional landscaping and along with an Outdoor Living area with a pergola and a massive stone fireplace. The property borders a natural area with towering native trees – simply gorgeous.

502 OAK BROOK DRIVE, LUCAS, TEXAS



Listed price: \$689,000

This beautiful, traditional stone and brick residence is located on an expansive property in Forest Creek Estates within Lovejoy ISD. The charming home features a large front porch surrounded by landscape beds filled with lush shrubs and plants. The Foyer features a stained hardwood double front door and hardwood floors. The Formal Dining Room and Study both feature hardwood floors, thick millwork trim and built-ins. The open concept floor plan includes a Family Room that offer Slate tile floors with a center hand-scraped hardwoods, a large rustic stone fireplace, and custom built-ins. Kitchen has granite counter tops and premium appliances – and an airy, adjoining Breakfast Nook features large French doors leading out to the Patio and pool area. The second floor Game-Media Room that features hardwood floors and a built-in's.

5132 POND BLUFF WAY, FAIRVIEW, TEXAS



Listed price: \$575,000

This gorgeous stone and brick single story residence is situated on an expansive, heavily wooded property in Sloan Creek Estates. The façade is highlighted by stained shutters and beam trim and is encircled by landscape beds filled with thick foliage and plants. The inviting Foyer features a custom-made wrought iron arched door and luminous random-width hardwood floors. The open concept floor plan features a spacious Living Room with a large custom built-in's, a fireplace, and wall of window with thick trim and custom-made drapes offering views of the heavily wooded property. The Dining Room has gleaming hardwood floors and a gorgeous designer chandelier. The state-of-the-art Kitchen features premium custom cabinets, slab granite counter tops, and mother of pearl tile backsplash and premium appliance package.

1490 ABBY WAY, ALLEN, TEXAS



Listed price: \$550,000

This charming two story brick and stone home is surrounded by large landscape beds filled with flowers and thick foliage. The Foyer features a solid Brazilian Oak front door and rough-hewn hardwood floors outlined by a stylish Staircase. A handsome, private Study and an elegant Formal Dining Room are positioned off of the Foyer and both feature large windows with views. A huge Great Room offers rough-hewn hardwood floors and a stone fireplace with rustic beam mantel. The Kitchen is a cook's dream with up-graded stainless-steel appliances, and top-quality cabinets with sleek granite counter tops. The large windows provide views over the backyard and wooded common area. The second floor features a Gameroom and separate Media Room is pre-wired for multiple speakers for a full 7.1 Surround Sound system.

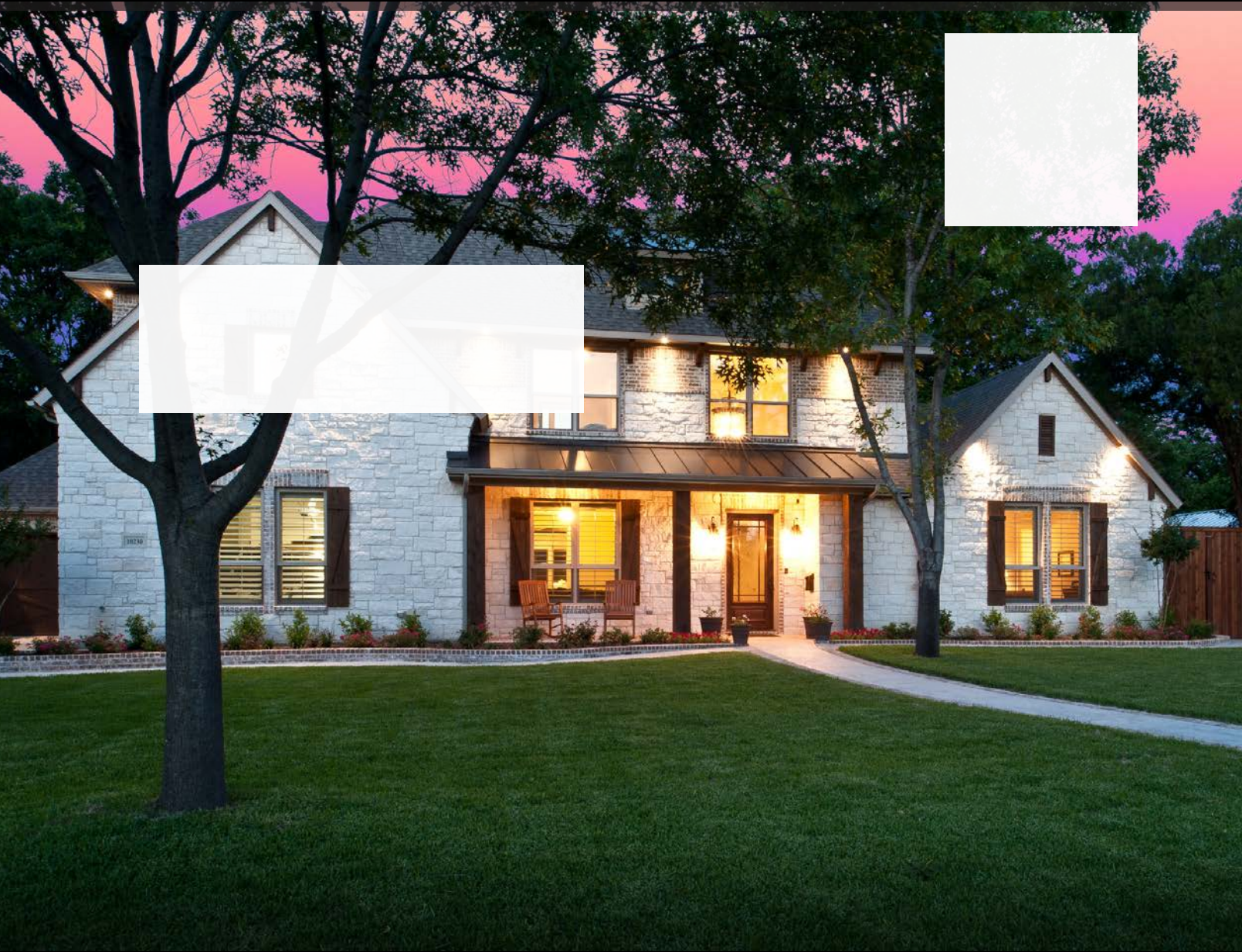
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- John and Heather Peroyea



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