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OF COLLIN COUNTY

by Pam Matlock



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**DMAGAZINE.COM 2017**

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Cover Property:  
 Amazing former model home  
 located on a gently rolling 1.5 acre corner  
 lot with outdoor cabana and fireplace.  
 \$874,999 - details on page 6

Meet Our Team:  
 Matlock Real Estate Group  
 - details on page 2

**MATLOCK REAL ESTATE**

no. 23 - Winter 2018

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# Why choose anyone else?



Matlock Real Estate Group is the premier real estate brokerage company in North Texas committed to world-class quality, extraordinary client service and outstanding value. We are dedicated to our clients and live by our business principles of honesty and integrity in all that we do.

Through our talented team of real estate sales experts, we will work collaboratively with each client to provide a unique and customized marketing & sales experience with the greatest return on the sale of their home and guaranteeing maximum exposure in the marketplace.



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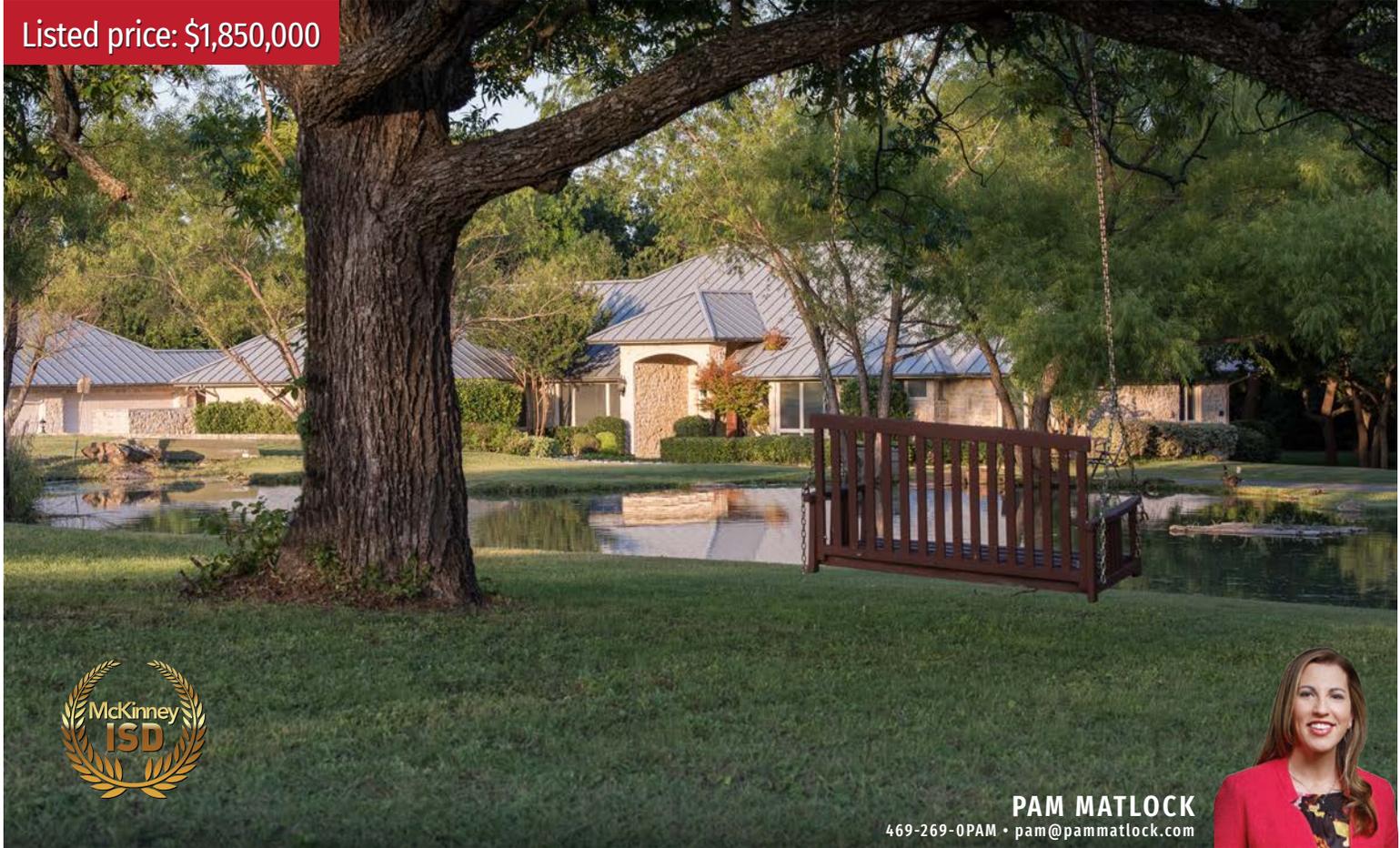


**Brooke Drescher**  
Realtor®

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

# 510 N. MEANDERING WAY, FAIRVIEW, TEXAS

Listed price: \$1,850,000



**PAM MATLOCK**

469-269-0PAM • pam@pammatlock.com

4912 SQFT • 6.27 PRISTINE ACRES • 3 BED • 4.5 BATH • 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 cased 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.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://www.pammatlock.com)

**"Pam is honest, kind, and hard-working. In this day and age, that is quite rare combination, especially in the world of selling homes. She has made both the purchase and sales of my homes a pleasure. I highly recommend her to anyone who wants to have a loyal and honest realtor."**

- Dr. Ben Quenzer



# 400 WHITLEY PLACE DRIVE, PROSPER, TEXAS

COMING SOON

Listed price: \$1,250,000



**PAM MATLOCK**  
469-269-0PAM • pam@pammatlock.com



5,400 SQFT • 5 BEDROOMS • 4.5 BATHROOMS • 4 LIVING AREAS • GAMEROOM • MEDIA ROOM • 4.5 CAR GARAGE



A beautiful Tim Jackson custom 5,400 Sq Ft residence located in the prestigious Whitley Place community.

A stunning French country manor that is positioned on an expansive lot overlooking the community lake. The sprawling exterior features distinctive turreted elements and a portico with motor court. The façade is complemented by professional landscaping and several established trees.

The elegant Foyer sets the tone for the residence with intricate tile flooring, a heavy hardwood front door, and the eye-catching curved staircase with custom forged balusters and stained trim. The open-concept great room flows into the kitchen and breakfast nook and offers hand-scraped 5" white Oak hardwood floors, textured walls with on-trend paint, and millwork trim and moldings. The stacked stone fireplace is the focal point of the room and features a heavy wood beam

mantlepiece. The space is highlighted by a wall of windows that overlook the Veranda and back yard. The Breakfast Nook has a stylish chandelier and is outlined with large windows that brighten the room. The huge, open Kitchen has gorgeous tile floor, rich stained cabinetry, gleaming granite counter tops, and sophisticated tile backsplash, along with a premium stainless-steel appliance package including a professional-grade gas cooktop with pot filler faucet. A functional center island features a stained cabinetry base with granite surface, and premium pendant lighting above and seats up to four people. A private home office features a step-up entry with French doors, hardwood floors, on trend wall paint, and thick trim and moldings. A richly appointed powder room offers custom wall paint, a unique stained vanity with an eye-catching vessel sink and premium tile details.

The main floor Owners Retreat features upgraded carpet,

beautiful wall paint highlighted by millwork trim, and a turret sitting area with tiered ceiling detail and large shuttered windows. The en suite bathroom has dual granite surfaced vanities and dressing table with upgraded plumbing and light fixtures. The premium tile encased center tub is the focal point of the space positioned at the large, dual entry shower. The spacious walk-in closet offers floor-to-ceiling built-in wardrobe storage and two dressers. The hand-crafted Staircase leads to the second floor Gameroom that has views the Foyer below. The Gameroom offers top-quality carpet, textured and painted walls and ceiling with thick trim and moldings, along with access to a large walk-out balcony with views of the community lake. The room features a full Wet Bar with granite surfaced custom cabinetry, along with sink and refrigerator. The windowless Home Theatre offers multi-level seating, built-in entertainment cabinet, and premium light fixtures.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://www.pammatlock.com)

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"Pam has been our real estate broker on several transactions. Pam is knowledgeable, understanding, honest, fun and extremely thorough. We were confident from previous experiences that Pam would take care of everything and communicate throughout the process. We highly recommend Pam and her entire team at Matlock Real Estate Group!"

- Cleve and Angela Adamson

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Winter 2018 - 23 - print

# 1681 ASHCROFT DRIVE, FAIRVIEW, TEXAS

Listed price: \$899,000

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**PAM MATLOCK**

469-269-0PAM • pam@pammatlock.com

4,578 SQFT • 1.16 ACRES • 5 BEDROOMS • 3.5 BATHROOMS • 3 LIVING AREAS • 2 DINING AREAS • OUTDOOR LIVING AREA • SPARKLING SWIMMING POOL



This impressive remodeled two-story brick home and coordinating detached garage is positioned on an expansive acreage surrounded by professionally planned and maintained landscape beds filled with manicured shrubs and flowering plants. The property features several mature trees and backs to the gorgeous 35-acre community preserve and nature trails. The welcoming Entry features a richly stained front door with decorative windows that provide the space with natural light and security. The Entry also offers luminous nailed-down hardwood floors, thick trim and moldings, and stylish light fixtures. The adjoining Formal Living and Dining Rooms are open to the Entry and feature gleaming nailed-down hardwood floors, substantial trim and moldings, an elegant chandelier, and large shuttered windows with views of the front yard. The private Study-Library offers gleaming hardwood floors, stylish light fixtures, and large shuttered windows for natural lighting and even more views.

The spacious open-concept Great Room flows seamlessly into the Kitchen and Breakfast Nook and features nailed-down hardwood floors, upgraded light fixtures, large windows overlooking the Patio and pool area. This room offers a cozy gas fireplace with a premium tile surround and a custom mantelpiece. The spacious Kitchen has up-graded cabinetry with gleaming granite and quartz surfaces and an elegant ceramic tile backsplash. The space features top-quality stainless-steel appliances including a gas cooktop. A huge center island with seating and custom cabinet features, and a walk-in Pantry complete the Kitchen. A windowed Breakfast Nook adjoins the Kitchen and Great Room and features decorative lighting and pool and Patio access. A convenient, oversized Utility Room is also located on the main floor, and features upgraded storage cabinetry.

The private, main floor Master Suite offers hardwood floors

and a tiered ceiling element with stylish chandelier. The Master Bathroom has hardwood floors, separate vanities with slab stone surfaces, and decorator plumbing and light fixtures. The space features a large tub with on-trend tile surround and upgraded fixtures, along with a walk-in shower with frameless glass enclosure and upgraded tile surround with glass tile accents. Two junior bedrooms are conveniently located on the main floor and offer large closets and access to Full Baths with slab surfaces and upgraded plumbing fixtures and lighting. The staircase, placed off the Great Room, connects to the large second-floor Gameroom that offers hardwood floors and large shuttered windows overlooking the property below. Two additional large bedrooms and a full bath are positioned off the Gameroom.

The resort-like backyard has covered Patio and a large Outdoor Kitchen cabana with built-in stone grill station and fireplace.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://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

# 1211 BOERNE COURT, LUCAS, TEXAS

JUST LISTED

Listed price: \$874,999



**PAM MATLOCK**  
469-269-0PAM • pam@pammatlock.com



4,971 SQFT • 1.5 ACRES • 5 BEDROOMS • 4.5 BATHROOMS • 3 LIVING AREAS • MEDIA ROOM • GAMEROOM • 3 CAR GARAGE • OUTDOOR KITCHEN AND LIVING AREA



A gorgeous former model 4,971 Sq Ft home on 1.5 acres located in the friendly Rockland Farms neighborhood within Lovejoy ISD.

This beautiful, former model, two-story stone and brick residence is situated on an oversized, professionally landscaped corner lot on a quiet street. The façade is encircled by stone flower beds overflowing the groomed hedges and flowering plants, and the parking area the side entry garage has space for several cars.

The welcoming Foyer features a heavy solid wood front door and gleaming hand-scraped hardwood floors and connects to the Formal Dining Room and the Great Room. The Dining Room offers more hand-scraped hardwoods, on trend wall paint highlighted by millwork trim, and a wall of windows offering views of the backyard. A Butler's Pantry with premium



stained cabinetry and granite surfaces connects the Dining Room to the Kitchen. The private Study offers plush carpeting double stacked windows with more views, and a stained wood credenza with bookcase.

The open Great Room flows into the Kitchen and Breakfast Nook and offers hand-scraped hardwood floors, textured walls with on-trend paint, and an eye-catching second floor overlook from the Gameroom with handrail and custom metal balusters. The rustic stone floor to ceiling fireplace with built-ins is the focal point of the Great Room and a wall of windows that overlook the Outdoor Living area and rear property. An impressive custom main Staircase features heavy carved posts and balusters with hardwood treads and risers extends up to the second floor. The spacious Kitchen offers premium stained cabinetry, stunning granite counter tops, and gorgeous tile backsplash, along with a premium



GE Monogram stainless steel appliance package including a gas cooktop and Advantium oven. The huge center island with additional counter space and storage and a large walk-in pantry complete the space. The charming Breakfast Nook is outlined with windows and offers access to the Outdoor Living area and Patio.

The oversized Master Suite features premium carpeting, on trend wall paint, and a tiered ceiling element outlined with millwork trim. A large sitting area encircled by windows and a door provides natural light and views, along with backyard access. The stunning en suite Master Bathroom has a top-quality tile, dual stained vanities with granite surfaces, and decorator plumbing fixtures. The tub is highlighted with decorative tile details and is positioned under large windows. The large walk-in shower featuring premium tile and plumbing fixtures.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://www.pammatlock.com)

# 450 ARTHUR COURT, LUCAS, TEXAS

Listed price: \$769,000

REDUCED



**ASHLEY PARKS**

469-667-0187 \* [ashley@pammatlock.com](mailto: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 compacter, 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](http://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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# 3325 LEIGH DRIVE, PLANO, TEXAS

Listed price: \$649,000

UNDER CONTRACT



**ASHLEY PARKS**

469-667-0187 • ashley@pammatlock.com



4,144 SQFT • 5 BEDROOMS • 4 BATHROOMS • 2 LIVING AREAS • GAMEROOM • SWIMMING POOL WITH WATERFALL • DRY SAUNA • 3 CAR GARAGE



This gorgeous home, rebuilt in 2011, is situated in a premium location and won't last long. Just minutes to Shopping and Entertainment, Hospitals and Medical facilities, Excellent Plano ISD schools, City parks with recreation centers, sports fields, and nature trails. Best of all, an easy distance to the Legacy Business Park and new Toyota Headquarters complex without using a Tollway or Freeway.

A stunning two-story brick home is positioned on a gently sloping property surrounded by landscape beds filled with manicured shrubs and flowering plants. The welcoming Entry features a richly stained front door with coordinating side lights that flood the space with natural light. The Entry also offers an intricate inlaid patterned hardwood floor and stylish chandelier. The Formal Dining Room is open to the Entry and features gleaming roughhewn hardwood floors, a tray ceiling element with an elegant chandelier, and large shuttered windows with

views to the front yard. The Study-Library offers glass French doors for privacy, along with roughhewn hardwood floors and large shuttered windows for natural lighting and even more views.

The spacious open-concept Great Room adjoins the Kitchen and Breakfast Nook and features hardwood floors, premium light fixtures and ceiling fans, and backyard access to the Patio and pool area. This room offers a cozy gas fireplace with a stone tile surround and a custom mantelpiece. The spacious Kitchen has up-graded cabinetry with granite surfaces and a gorgeous ceramic tile backsplash. The space features premium stainless-steel appliances including a gas cooktop with an eye-catching contemporary hood. A large center island, breakfast bar with seating, and a walk-in Pantry complete the Kitchen. A windowed Breakfast Nook adjoins the Kitchen and Great Room and features decorative lighting and pool and Patio access. A

convenient, oversized Utility Room is also located on the main floor and features upgraded storage cabinetry with granite counter tops and a custom built-in dry sauna.

The secluded, main floor Master Suite offers hardwood floors, a tray ceiling element, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has travertine tile floors, a dual vanity with granite surfaces, and decorator plumbing and light fixtures. The space offers a large tub with travertine surround and upgraded fixtures, along with a walk-in shower with frameless glass enclosure. Three additional junior bedrooms are conveniently located on the main floor and offer large closets and access to Full Baths with granite surfaces and upgraded plumbing fixtures and lighting. The staircase placed off the Entry connects to the large second-floor Gameroom that offers neutral carpeting, large windows, and adjoining Wet Bar.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://www.pammatlock.com)

# 4405 GLENSHIRE COURT, MCKINNEY, TEXAS

Listed price: \$515,000

JUST LISTED



**PAM MATLOCK**

469-269-0PAM • pam@pammatlock.com



3,435 SQFT • 0.24 ACRES • 4 BEDROOMS • 3 BATHROOMS • 3 LIVING AREAS • MEDIA ROOM • SPARKLING SWIMMING POOL WITH OUTDOOR LIVING AREA



This beautiful two-story traditional brick home is positioned on a lot on a quiet, cul-de-sac street within walking distance to nearby McKinney ISD Walker elementary school. The residence features a front entry garage and a formal entrance surrounded by stone-lined landscape beds filled with shrubs and flowering plants. The gently rolling front yard is sheltered by large, well-established trees. The inviting Foyer features a gorgeous ceramic tile and inlaid hardwood floor design and stunning chandelier suspended from the towering ceiling. The heavy wood front door is surrounded by side windows and upper transom that flood the space with natural light. An elegant wrap-around staircase with metal balusters extends up to the second floor and overlooks the Foyer and the Family Room. The stylish formal Dining Room is placed off the Foyer and offers gleaming hardwood floors, on-trend paint highlighted by millwork moldings, and large windows that have views of the front property. A private Study-Library features hardwood floors

and large windows with even more views.

The oversized Family Room features hardwood floors, a dramatic vaulted beam-lined ceiling, and a wall of windows with views of the Patio and pool area. This room offers a cozy gas fireplace with a distinctive floor-to-ceiling stone surround and custom mantelpiece flanked by built-in cabinetry. The spacious Kitchen has ceramic tile floors and on-trend paint, along with up-graded painted and glazed cabinetry. The space features stainless steel appliances, granite surfaces with ceramic tile backsplash, and task lighting. A handy island and a walk-in Pantry complete the Kitchen. A windowed Breakfast Nook adjoins the Kitchen and Family Room and features a decorative lighting and pool and Patio access. A convenient oversized Utility Room is also located on the main floor.

The private, main floor Master Suite offers hardwood floors

and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has dual vanities with decorator plumbing and light fixtures. The space offers a large jet tub situated under a large window, along with a walk-in shower. The staircase connects to the large second-floor Gameroom that offers neutral carpeting and large windows, and it adjoins the Media Room. The windowless Media Room features neutral carpet, decorative lighting, and a large built-in entertainment cabinet. The Junior Bedrooms adjoin or are adjacent to full bathrooms and have large closets. A main floor Guest Room features large windows and a vaulted ceiling.

The resort-like backyard has large Patio with child-safe fencing. An attractive stained Cedar arbor is located beside a gorgeous pool and spa with water-features surrounded by extensive decking.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://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



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# 1920 LORRAINE AVENUE, ALLEN, TEXAS

Listed price: \$489,400

UNDER CONTRACT



**PAM MATLOCK**

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3,396 SQFT • .23 ACRES • 5 BEDROOMS • 4 BATHS • 2 LIVING AREAS • GAMEROOM • 3 CAR GARAGE • WALKING DISTANCE TO COMMUNITY POOL AND HIKE / BIKE TRAILS



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A charming two-story traditional brick home is positioned in a lot on a quiet street in friendly neighborhood of Stacy Ridge Estates. The residence features a large front porch at the formal entrance surrounded by landscape beds filled with shrubs and flowering plants. The gently rolling front yard is situated under a canopy of mature shade trees. The inviting Entry features hand-scraped Red Oak hardwood floors and a beautiful chandelier suspended from the soaring ceiling. The heavy wood front door features decorative glass insets and is encircled by side windows and upper transom that flood the space with natural light. The elegant staircase extends around

the Entry and guides you up to the second-floor catwalk that overlooks the space below.

The stylish Formal Dining Room is placed off the Foyer and offers gleaming hardwood floors, on-trend paint highlighted by millwork trim, and an elegant chandelier. A private Study/Library features double pocket doors, hardwood floors, and large windows with beautiful views. The spacious Great Room boasts lustrous hardwood floors, a dramatic angled ceiling, and a wall of windows with views of the backyard. The room offers a gas fireplace with new glass tile surround and custom mantel, along with a large built-in entertainment cabinet. The large, open Kitchen has hand-scraped hardwood floors and on-trend paint, along with stainless steel appliances and a glass surface cooktop in the center island. A windowed Breakfast Nook adjoins the Kitchen and Great Room with hardwood floor, a decorative light fixture, and backyard access.

The private, main floor Master Suite offers hardwood floors, a tray ceiling element, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has dual vanities with granite surfaces and upgraded tile accents, along with decorator plumbing and light fixtures. The space offers a large jet tub is situated under large windows and a walk-in shower. An additional bedroom is located on the main floor and connects to the stunning remodeled Hall Bath featuring marble tile floors, slab marble surfaces, and decorator plumbing and light fixtures. The staircase connects to the large second-floor Gameroom that offers neutral carpeting and large windows and adjoins the remaining bedrooms. The Junior Bedrooms adjoin or are adjacent to full bathrooms and have large closets.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://www.pammatlock.com)

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**17,000**

**300**

Man hours to complete and produce each issue

Beautifully arranged and orchestrated full color pages

**20**

**1**

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## 720 WENDY LANE, LUCAS, TEXAS



Listed price: \$1,950,000

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 rough-hewn 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.

## 690 MAPLE CREEK DRIVE, FAIRVIEW, TEXAS



Listed price: \$1,345,000

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.

## 300 MURDOCH LANE, FAIRVIEW, TEXAS



Listed price: \$1,200,000

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.

## 803 RED STORE COURT, LUCAS, TEXAS



Listed price: \$975,000

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.

For more photos, descriptions and information about this property, visit - [www.pammatlock.com](http://www.pammatlock.com)

"We decided to sell our home last year, we were looking for an honest, experienced realtor to help us in the process. Pam not only met that expectation, but exceeded it. They are a dependable and professional firm that went above and beyond in all areas."  
- John and Heather Peroyea

## 204 ESTELLE LANE, LUCAS, TEXAS



Listed price: \$939,000

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.

## 623 POOL LANE, LUCAS, TEXAS



Listed price: \$815,000

A beautiful custom brick single story residence situated on an expansive, gently rolling property at the end of a quiet cul-de-sac street located in the amazing Lovejoy ISD school district. The façade is highlighted by metal roof details and cast-stone accents, and encircled by landscape beds filled with thick evergreen shrubs and colorful plants. A aggregate 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 hand scraped 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.

## 2240 ROCK RIDGE ROAD, LUCAS, TEXAS



Listed price: \$797,000

This hill country estate located atop a creekside hilltop sits nestled on the edge of a cliff and overlooks the front of the quaint, wooded property. This custom estate is located in Lovejoy ISD and features a private bridge to access the hill top property. Relax during peaceful afternoons nature watching or while the kids play and revel in star lit evenings recharging after a long work day.

## 801 SADDLEBROOK DRIVE, LUCAS, TEXAS



Listed price: \$759,000

This beautiful, traditional stone and brick residence is located on an expansive, gently rolling property. The home features a large, wrap-around front porch surrounded by landscape beds filled with lush shrubs and plants, and the front lawn features several established shade trees. The extended driveway features an expanded concrete sport court and goal next to the side entry 3 Car Garage.

The welcoming Foyer features a beautiful, stained hardwood front door with side light windows. Thick trim and moldings highlight new, gleaming engineered hardwood floors and decorator wall paint. An eye-catching Staircase positioned along the spacious Family Room is highlighted with stained and carved handrails and posts, with decorative scrolled ironwork spindles. The Formal Dining Room features new engineered hardwood floors,

## 1320 PARKVIEW LANE, MURPHY, TEXAS

SOLD



Listed price: \$729,000

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 rough-hewn 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

SOLD



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

SOLD



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

SOLD



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.

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- John and Heather Peroyea

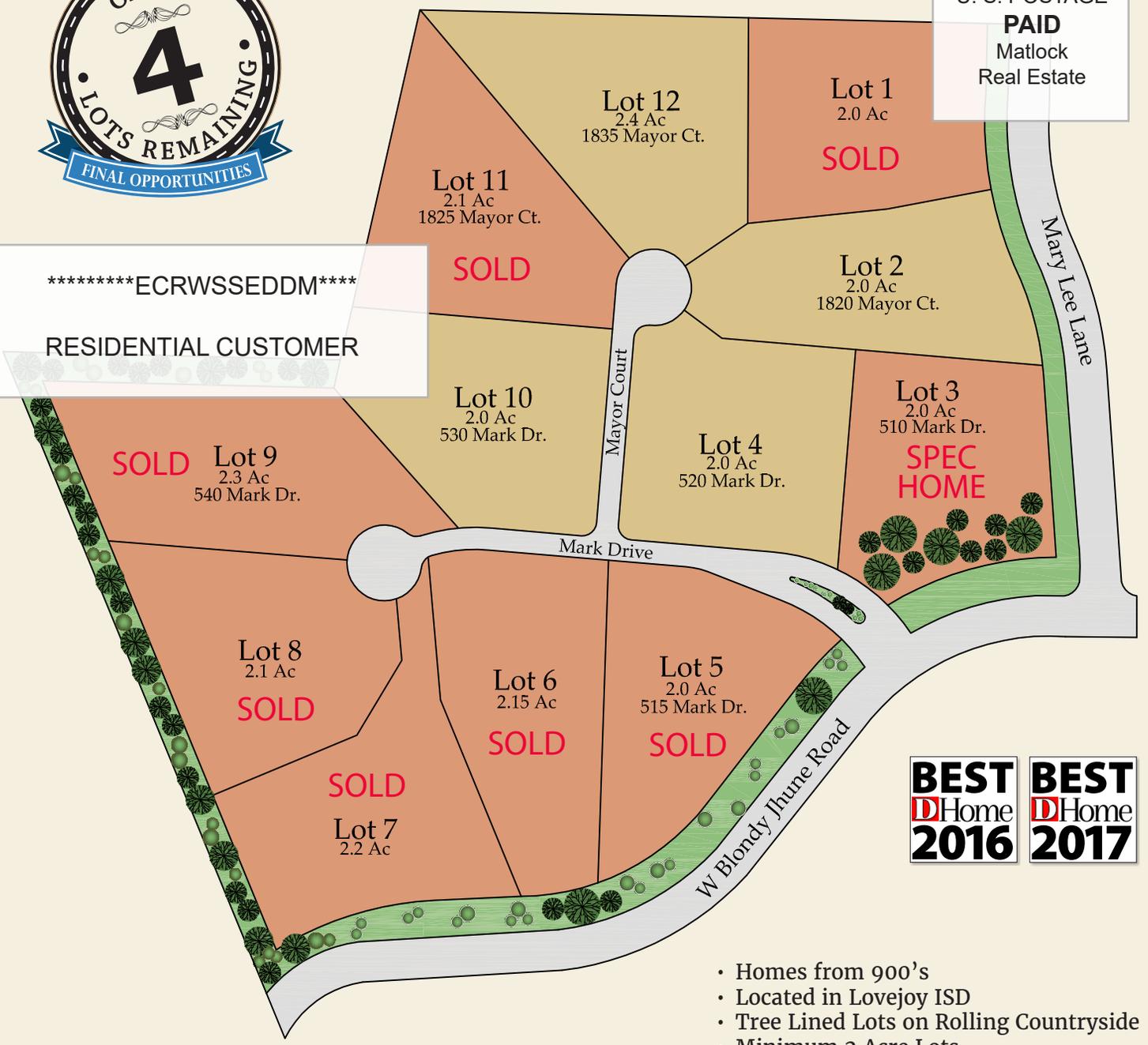
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