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by Pam Matlock

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A MATLOCK REAL ESTATE



no. 25 - Summer 2018

Cover Property:
 Amazing private estate
 located in Belmont Park
 - details on page 5

Featured Property:
 Completely custom home with resort
 style pool and old growth live oaks
 - details on pages 20-21

Woodland Farm Estates:
 Fairview's Newest Luxury
 Real Estate Development
 - details on pages 26-29

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*"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: \$1,699,000

REDUCED



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

"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



3

961 BELMONT COURT, LUCAS, TEXAS

Listed price: \$1,499,999



ASHLEY PARKS

469-667-0187 • ashley@pammatlock.com



4,608 SQFT • 2.01 ACRES • 5 BED • 4.5 BATH • GUEST HOUSE WITH 2,107 SQFT • COMPLETE SMART HOME SYSTEM • OUTDOOR KITCHEN • 5 CAR GARAGE



This gorgeous custom home is set on a gently rolling two-acre property in the friendly neighborhood of Belmont Park within Lovejoy ISD. The residence offers a very livable, open floor plan with spacious, connected living and dining areas – perfect for everyday family living and entertaining. The brick and stone façade is highlighted by several metal roof accents and is surrounded by stone-lined landscape beds filled with flowering plants, groomed shrubs, and shade trees are placed throughout the lawn. A distinctive stone and brick arch is placed at the motor court entrance between the main home and the guest house. A large front porch calls you to sit and relax overlooking the beautiful front property.

The large scrolled metal and glass double front door welcomes you into the foyer that features roughhewn hardwood floors and a stylish chandelier. The adjoining, elegant formal dining room is highlighted by roughhewn hardwood floors and an

eye-catching groin ceiling with a stylish chandelier. Large shuttered windows offer views of the front property. The attractive Study offers French doors, premium carpeting, and a box-beam ceiling element along with a built-in credenza and display cabinetry. The stunning open concept great room, kitchen and breakfast nook are placed along a wall of windows that overlook the rear property while providing an abundance of natural light. The great room offers roughhewn hardwood floors and a dramatic cathedral ceiling highlighted by heavy beams and the space features a floor-to-ceiling stone fireplace and built-in entertainment space with storage cabinets. The spacious kitchen offers premium hardwood cabinets with slab granite counter tops and tumble stone tile backsplash. The top-of-the-line stainless steel appliance package include gas cooktop, double ovens, and built-in refrigerator/freezer. A large sit-at island and a huge walk-in pantry complete the kitchen. The breakfast nook adjoins the

kitchen and great room and offers a casual dining space with unobstructed views.

A private, oversized Master Bedroom features premium carpet, a dramatic vaulted ceiling, and a windowed sitting area overlooking the rear property. The spa-like en suite bathroom with premium floor tile, large separate vanities with the finest marble surfaces along with designer mirrors and lighting. The large jetted tub has a marble surround with glass tile accents and the oversized walk-in shower offers marble tile enclosure with mosaic glass details and premium plumbing fixtures. A strategically placed children's study area positioned at the junior bedrooms offers built-in desks and storage. The secondary bedrooms are positioned in this wing and all connect to full bathrooms with granite surfaces and upgrades galore.

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

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Summer 2018 - 25 - print

612 BASTROP ROAD, LUCAS, TEXAS

Listed price: \$1,475,000

JUST LISTED



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5,855 SQFT • 2 ACRES • 5 BEDROOMS • 7 BATHROOMS • MEDIA ROOM • GAME ROOM • SPARKLING SWIMMING POOL • STOCKED FISHING POND • OUTDOOR LIVING AREA • FIRE PIT



This gorgeous traditional stone and brick 5,855 sq. ft. estate home set on a 1.5 acreage property in Belmont Park neighborhood in top-rated Lovejoy ISD. The home offers a very relaxed, open floor plan with spacious, living and dining areas. The meticulously crafted interior extends easily from room to room, with lustrous roughhewn wood floors throughout, stylish millwork trim and details, and towering cathedral ceilings. Superior designer finishes throughout includes dramatic hardwood beam trestle and paneled ceilings, top-quality ceramic tile floors, on-trend wall paint, designer chandeliers and lighting fixtures, along with beautiful coordinating hardwood cabinetry and built-in's featuring quality details and hardware.

The inviting Entry features a massive custom-made wood and glass double front door, gleaming roughhewn wood floors, and a stylish designer lighting suspended from the towering ceiling.

An elegant curved Staircase draws the eye upward to the second-floor cat walk and balcony that overlooks the Entry below. The adjoining elegant Formal Dining Room offers hardwood floors, textured walls with on-trend paint, and a dramatic groin ceiling highlighted with a beautiful chandelier. A wall of windows offers views of the front property and a functional Butler's Pantry with granite surfaces and abundant storage connects to the Kitchen.

The spacious Study/Library features French doors, roughhewn wood floors, on-trend wall paint, and a stunning cathedral ceiling with hardwood paneling and beams. The room features a cozy stone-lined fireplace with custom mantel and a custom-built bookcase with concealed storage space. Large windows placed around the room offer panoramic views of the rear property. The spacious Great Room offers an oversized window and transoms with unobstructed views of the property while providing a plenty of natural light. The

large room features roughhewn wood floors, a soaring cathedral ceiling highlighted with heavy trestle beams, and a Juliet balcony at the second floor. A rustic stone fireplace with custom mantel and a built-in entertainment cabinet completes the space. The Great Room is open to the well-appointed Kitchen and Breakfast Nook. The gourmet Kitchen features the finest custom cabinetry, granite counter tops and tile backsplash. The top-of-the-line appliance package includes double ovens, built-in refrigerator/freezer, and a professional gas cook top under a custom hood. The large contrasting island with seating features granite surface has designer lighting above. A fully outfitted walk-in Pantry offers custom built-in storage and granite surface workspace. The charming Breakfast Nook features a curved wall of windows and Outdoor Living Area access. A hallway connects to a handy Home Office with desk and storage along with access to the Rear Staircase and Master Retreat.

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

510 MARK DRIVE, LUCAS, TEXAS

Listed price: \$1,385,900



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Representative Photos from Cleve Adamson Custom Homes



6,376 SQFT • 2 ACRES • 5 BEDROOM • 6.5 BATHROOM • WOODED LOT • 4 CAR GARAGE • OUTDOOR KITCHEN • OUTDOOR LIVING AREA • AUGUST COMPLETION



Announcing the new construction of a Cleve Adamson custom 6,376 sq. ft. estate home with 5 bedrooms, 6.5 bathrooms and a scheduled completion date of August 2018. This incredible estate is set on an expansive 2-acre property in the beautiful community of Tokalaun within Lovejoy ISD. The residence 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 hardwood floors throughout, soaring ceilings with distinctive vaulted and angle details, and thick hand-hewn beam elements. Superior designer finishes throughout include gorgeous hardwood double doors as well as barn style doors, premium ceramic tile and carpeting, up-graded decorator lighting package, stunning stone & brick fireplaces, and beautiful coordinating hardwood built-ins and cabinetry that feature premium details and hardware.

The welcoming Foyer features a massive hardwood double front door, hardwood flooring and stylish designer light. The adjoining elegant Formal Dining Room is highlighted by views of the front property. A comfortable Study features a beam lined ceiling element as well as custom built-ins. The well-designed Great Room offers views of the outdoor living areas as well as the outdoor kitchen and fireplace providing a seamless transition for friends and neighbors during your summertime BBQ's. The open concept family room adjoins the well-appointed kitchen and breakfast nook with ties to the Outdoor Living Area and Kitchen. The oversized, connecting rooms feature exposed trusses ceiling elements and a fireplace focal point. The spacious kitchen offers the finest custom cabinetry, premium counter tops and backsplashes, and a top-of-the-line appliance package. A handy home office with desk adjoins the Kitchen and the large walk-in Pantry. A serviceable Mud Room connects to the Utility Room and the 4 Car Garage.

A private, oversized Master Retreat features a windowed sitting area overlooking the rear property, a spa-like en suite bathroom with separate vanities, large free-standing tub, and oversized walk-in shower with premium lighting plumbing fixtures throughout. The his & hers walk-in closets have built-ins and wardrobe storage organization. A spacious, main floor game room and the secondary bedrooms are strategically placed in their own wing of the home for maximum privacy. The downstairs game room offers the finest finish out and is located next to the Powder Room. The Secondary Bedrooms offer large walk-in closets with dressers and all connect to full bathrooms with upgrades galore. The well thought out floor plan offers a separate, private guest suite with full bath along with a fully outfitted walk-in closet. The garage staircase leads up to a spacious 840 sq. ft. second floor Gameroom with oversized storage closet and a full bathroom.

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

400 WHITLEY PLACE DRIVE, PROSPER, TEXAS

Listed price: \$1,150,000

REDUCED



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5,400 SQFT • 0.74 ACRES • 5 BEDROOMS • 4.5 BATHROOMS • 4 LIVING AREAS • GAMEROOM • MEDIA ROOM • 4.5 CAR GARAGE



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 portecochere 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 mantelpiece. 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

"Pam and her team are the ultimate pros. From staging to photography and everything in between they did an amazing job." Devin and Shauna Reid - Lucas, Texas



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Our Distinguished Homes Magazine by the numbers:

29,000 Readers with each issue delivered

Copies distributed to the most distinguished residences across Collin County

18,000

300 Man hours to complete and produce each issue

Beautifully arranged and orchestrated full color pages

40

1 Extraordinary address after another!

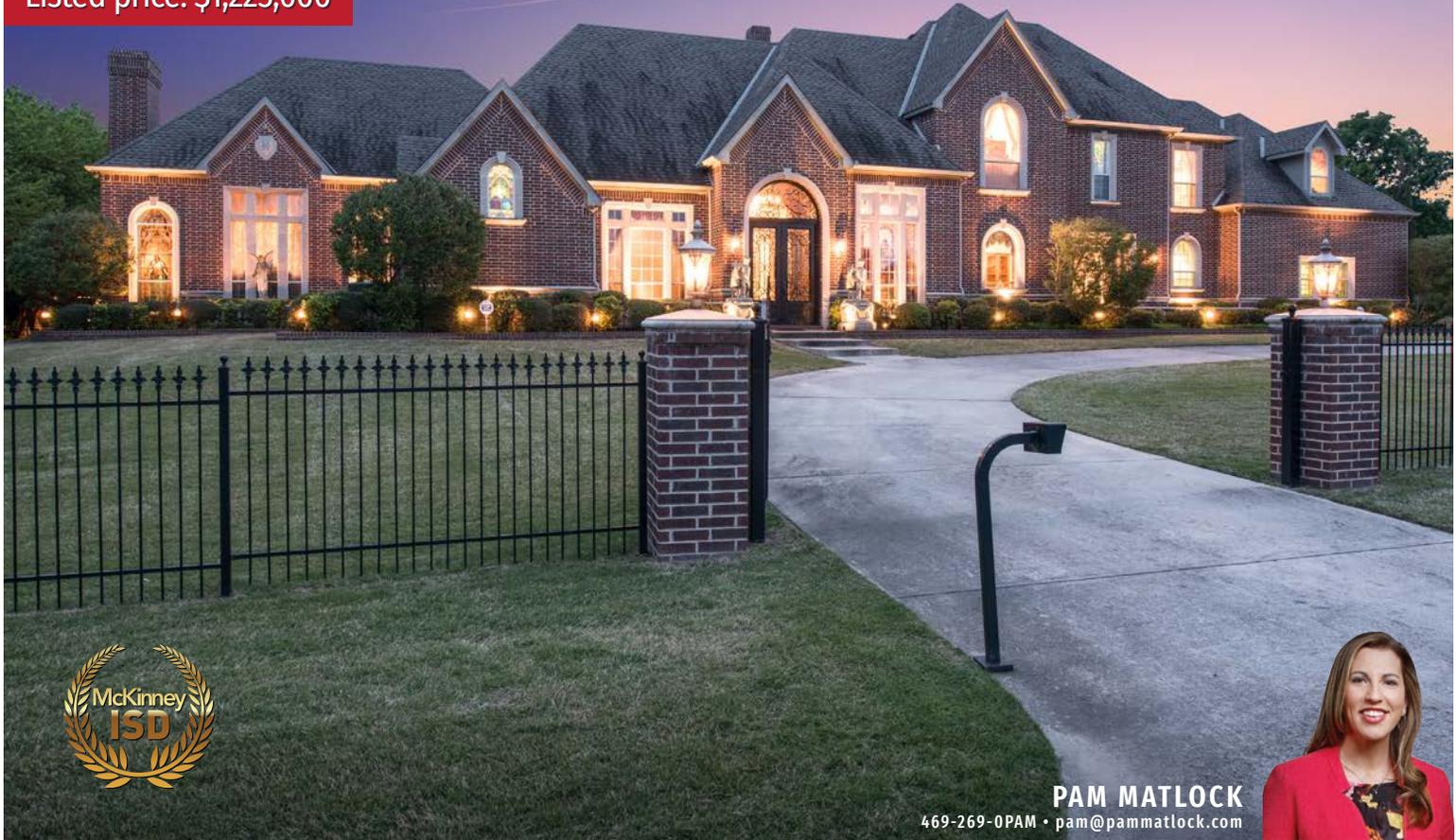
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Call us today!

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710 OAKDALE CIRCLE, FAIRVIEW, TEXAS

Listed price: \$1,225,000



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5,813 SQFT • 1.25 ACRE • 5 BEDROOMS • 4.5 BATHROOMS • 1,200 SQFT MASTER BEDROOM • 6 CAR GARAGE • FULLY FENCED WITH ELECTRIC GATES



This sprawling brick estate home is positioned on an expansive property on a quiet low traffic cul-de-sac street in the peaceful Fairview, Texas community of River Oaks. The impressive home is highlighted by cast-stone details and trim and is surrounded by manicured landscape beds overflowing with groomed hedges and shrubs. The wide concrete driveway and motor court feature a security gated street entrance and ornate metal fencing. The wide concrete sidewalk from the circular drive leads to the welcoming front entrance highlighted by old-world statuary and a massive metal double front door with decorative scrollwork and details.

Enter the home through a beautiful custom metal front door and coordinating transom that floods the space with natural light. An elegant Staircase extends up from the Foyer along the Formal Dining Room and features thick millwork posts and handrails, with scroll balusters. The elegant Formal Dining

Room has gleaming hardwood floors, thick trim and moldings as well as a gorgeous chandelier and adjoins the Kitchen for dinner parties and gatherings. The handsome Study features stained hardwood floors, beautiful stained paneling with millwork trim, and a gorgeous crystal chandelier. The room offers custom built-in hardwood bookcases and desk along with large windows framed with custom drapes that offer views of the property. The stylish Formal Living Room offers premium carpeting, thick millwork trim and moldings, and on trend wall paint. The fireplace features an intricate carved mantelpiece flanked by dual built-in display cabinets with glass shelving. A wall of windows with custom drapes and valances and gorgeous views of the property.

The Family Room is open to the Kitchen and Breakfast Nook and features high-grade woven carpet, decorator wall paint highlighted by stained millwork trim and moldings. The room

features a floor-to-ceiling fireplace, built-in entertainment cabinets, and a stunning chandelier that is suspended from the two-story ceiling. The split Staircase connects to the second floor Gameroom. The Kitchen is a cook's dream with hardwood floors, premium custom cabinetry, granite counter tops, and tumbled tile backsplash. The space has top quality stainless appliances and center island with second sink. The Kitchen also has an oversized sit-at island with seating. The adjoining Breakfast Room offers built-ins and large windows with views of the property. A charming Sunroom with ceramic tile floors and towering ceiling is enclosed with large windows and features a cozy fireplace. The adjoining Loggia with ceramic tile floors and brick walls features several large arched double doors and a dramatic fireplace with carved mantelpiece.

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

"Buying and selling a home can be very stressful, but Pam always had a positive attitude and a quick response to my endless questions. It was so important to me to have an agent that I enjoyed being around, respected, but most of all trusted. Pam is so honest and ethical that I felt confident leaving everything in her hands." - Peggy Victor - Lucas, Texas

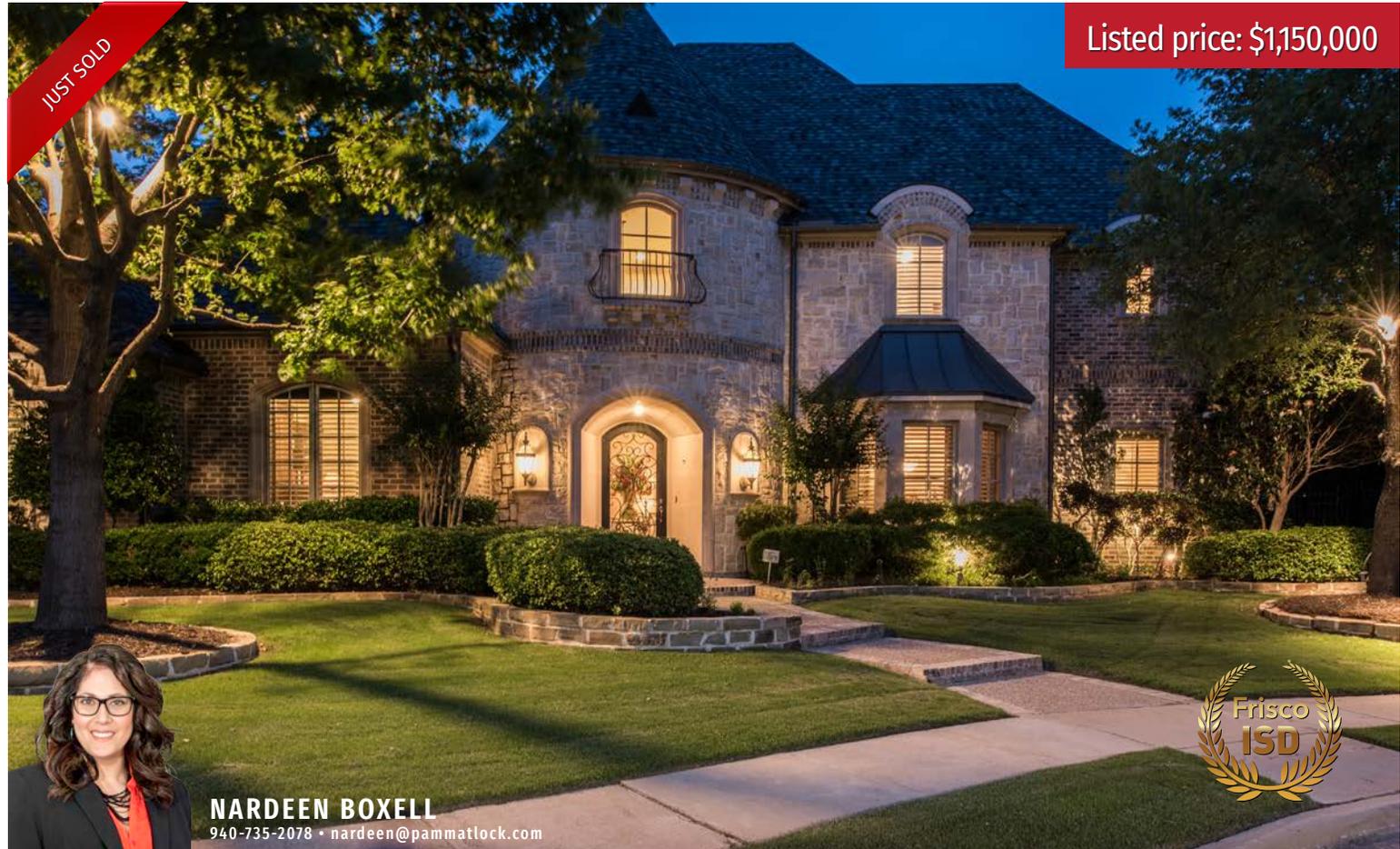


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6008 BELLEVUE PLACE, FRISCO, TEXAS

Listed price: \$1,150,000

JUST SOLD



NARDEEN BOXELL
940-735-2078 • nardeen@pammatlock.com



5,083 SQFT • 0.33 ACRES • 5 BED • 5 BATH • 3 LIVING AREAS • MEDIA ROOM • GAME ROOM • SPARKLING SWIMMING POOL • OUTDOOR LIVING AREAS • DIRECT PARK ACCESS



The prestigious Chapel Creek neighborhood is located in the growing city of Frisco Texas among mature, native trees and creeks in a community that features extensive green space, nature trails, and parks. Each estate home features distinctive old world, classical European architecture – no two facades look alike. Positioned minutes from major tollways and highways that provide convenient access to downtown Dallas as well as both international airports. Frisco proudly claims the largest collection of outdoor sculpture in Texas along with a lively art, theatre, and music scene, and several festivals and parades are scheduled throughout the year. A major shopping destination offering the largest mall in the region, a historic downtown district, and a variety of neighborhood retail centers. In addition to its many beautiful city parks and facilities, Toyota Stadium is home to FC Dallas with a facility featuring 17 championship-quality soccer fields adjacent to the state-of-the-art soccer specific stadium, Dr. Pepper

Ballpark and Dr. Pepper Arena host minor league sports and other events, along with the spectacular Dallas Cowboys new world headquarters and multiuse event center the Ford Center at The Star.

This magnificent stone and brick European-style estate residence is positioned on a beautifully manicured property at the end of a quiet low traffic street. The home is highlighted by cast-stone details and metal elements surrounded by stone-lined, professionally planned and executed landscape beds overflowing with thick foliage and plants. A brick-lined concrete sidewalk with steps through the gently sloping front lawn leads to the welcoming front entrance.

The inviting Foyer features a beautiful metal and glass front door that floods the space with natural light. Gorgeous travertine tile floors and a stylish chandelier suspended from

the soaring ceiling highlight the space. An elegant curved Staircase outlines the Foyer and features custom hardwood steps, millwork handrails, with custom forged metal spindles with scroll accents. The open Formal Dining Room has travertine tile floors, thick trim and moldings, a gorgeous chandelier, and large shuttered windows with custom drapes brighten the space. The handsome Study features stained hardwood French doors, roughhewn hardwood floors, and stained wainscoting and trim. The room offers custom built-in credenza with storage and hardwood bookcases and large shuttered windows offering views of the property.

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

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"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 - Lucas, Texas

CALL US TODAY: 469-269-0PAM

Summer 2018 - 25 - print

872 SAINT JAMES COURT, FAIRVIEW, TEXAS

Listed price: \$1,075,000

JUST SOLD



ASHLEY PARKS

469-667-0187 * ashley@pammatlock.com



4,719 SQFT • 1.568 ACRES • 5 BEDROOMS • 4 FULL BATHS • 1 HALF BATH • 3 LIVING AREAS • SWIMMING POOL • OUTDOOR LIVING / ENTERTAINING AREA



This beautiful two-story stone and brick residence is highlighted by stained wood beams and trim, situated on a professionally landscaped acreage lot at the end of a quiet cul-de-sac street. The gorgeous Foyer features stunning lustrous hand-scraped hardwood floors, heavy textured walls with on-trend paint and ship-lap details, adjoins both the Formal Living and Dining Rooms. Walls of windows and a transom surrounding the front door flood the space with natural light. The stylish hand-scraped hardwood Staircase is highlighted by elegant metal scrollwork and thick balusters extends up to the second floor from the Foyer. The Living Room offers more hardwood floors, textured walls, and thick moldings along with large windows overlooking the property. The focal point of this space is the large fireplace surrounded by an impressive mantel. The stylish Formal Dining Room has hand-scraped hardwood floors, thick textured walls with on-trend paint, and a beautiful chandelier. The space features an exposed brick

wall that adjoins the Kitchen and large shuttered windows overlooking the front property. The handsome Study features hand-scraped hardwood floors, hardwood paneling with a beautiful custom finish and an eye-catching box-beam ceiling element. The room also has coordinating built-in display and storage cabinetry and is completed by large shuttered windows and a stunning chandelier.

The open concept Family Room flows into the Kitchen and Breakfast Nook and offers gleaming hand-scraped hardwood floors, textured walls with on-trend paint, and a rustic hardwood ceiling element. The room features a massive stone floor-to-ceiling fireplace with hardwood beam mantel. Custom built-ins flank the fireplace and space is brightened by a wall of windows that overlook the Outdoor Living area and rear property. The amazing Kitchen offers slate tile floors, premium custom cabinetry with open shelving and glass doors, and

stunning soapstone counter tops. The premium stainless-steel appliance package includes a professional grade Wolf gas stove highlighted by a stylish hood, along with a wine refrigerator and ice maker. The center island features a microwave and designer lighting above. A charming Breakfast Nook is outlined with windows and offers access to the Outdoor Living area and Patio.

The private Master Suite features hand-scraped hardwood floors, a ship-lap wall element, a tray ceiling outlined with millwork trim, and large windows providing natural light and views of the rear property. The stunning en suite Master Bathroom has a top-quality tile floor, thick textured walls with on-trend paint, and decorator light fixtures. The large tub highlighted with decorative tile details is positioned under a glass block window next to the walk-in shower offers stone tile surround with a frameless glass partition and dual plumbing fixtures.

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

"Matlock Real Estate not only provided us with the best possible home selling experience but we found that they are the most professional knowledgeable and client minded real estate company in the area"
- Josh and Brooke Edge - Lucas, Texas



11



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Property statuses are correct at time of publication printing
Buyer and Buyer's Agent should thoroughly verify all information prior to purchasing

1100 SERENITY LANE, MCKINNEY, TEXAS

Listed price: \$998,000

UNDER CONTRACT



PAM MATLOCK

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4,500 SQFT • 0.516 ACRES • 5 BEDS • 5 FULL BATHS • 3 HALF BATHS • 2 DINING AREAS • MEDIA ROOM • SPARKLING SWIMMING POOL • OUTDOOR LIVING AREA



The prestigious Serenity neighborhood is located in the charming town of McKinney Texas within Lovejoy ISD boundaries. The community features an impressive stone main entrance with bridge and gatehouse. All the estate homes are situated around a large lake with fountain and a 1.5-acre park with pavilion, also adjacent to the 600-acre Heard Museum and nature preserve.

This magnificent stone and brick estate home is positioned on an expansive, elevated property off a quiet, low traffic street a short walk to the community pond. The home is highlighted by stained hardwood details and trim and is surrounded by stone-lined, professionally planned and executed landscape beds overflowing with thick foliage and plants. A salt-finished concrete sidewalk with steps through the gently sloping front lawn leads to the welcoming front entrance.

The inviting Foyer features a beautiful stained wood front door with top glass window that floods the space with natural light. Gleaming roughhewn hardwood floors and a stylish chandelier suspended from the soaring ceiling highlight the space. An elegant curved Staircase outlines the Foyer and features custom hardwood steps, thick millwork posts and handrails, with custom forged wrought iron spindles. The open Formal Dining Room has roughhewn hardwood floors, thick trim and moldings, and a gorgeous chandelier and large windows brighten the space. The handsome Study features stained hardwood French doors, roughhewn hardwood floors, stained paneling and trim and a vaulted ceiling highlighted with heavy stained beams. The room offers custom built-in hardwood bookcases, an impressive eye-catching chandelier, and large windows offering views of the property.

The Great Room is connected to the Kitchen and Breakfast

Nook and features stained roughhewn hardwood floors, decorator paint highlights the walls and the ceiling is lined with stained beams. The room features a cozy stone fireplace framed with cast stone elements and a large stained millwork mantel. A wall with large windows provide views over the pool and Patio. The gourmet Kitchen is a cook's dream with premium custom cabinetry, granite counter tops, and tumbled tile backsplash. The space has a premium stainless gas cook top with an impressive custom cabinetry hood, built-in commercial size refrigerator & freezer, and top quality stainless appliances. The Kitchen also has an oversized sit-at island with seating for up to three. The adjoining Breakfast Area offers a built-in granite surfaced wine bar with refrigerator and is highlighted with large windows and a door that have views of the charming private terrace.

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 Saxauer - Lucas, Texas



13

375 BEE CAVES ROAD, LUCAS, TEXAS

JUST LISTED

Listed price: \$925,000



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



6,063 SQFT • 1.5 ACRES • 6 BEDROOMS • 7 BATHROOMS • GAME ROOM • MEDIA ROOM • 4 CAR GARAGE • SPARKLING SWIMMING POOL • OUTDOOR LIVING AREA



Matlock Real Estate Group is excited to offer this gorgeous custom 6,063 sq. ft. estate home set on a 1.5 acreage property in the beautiful, family friendly Estates at Austin Trail community within Lovejoy ISD boundaries. The residence offers a very comfortable, open floor plan with spacious, connected living and dining areas – perfect for everyday family living and casual entertaining. The meticulously remodeled interior extends effortlessly from room to room, with gleaming hardwood floors throughout, stylish millwork trim and details, and vaulted ceilings. Superior designer finishes throughout include distinctive hardwood barn style doors, premium ceramic tile floors, on-trend ship-lap wall accents, designer chandeliers and lighting fixtures, along with beautiful coordinating hardwood cabinetry and built-in's featuring quality details and hardware.

The welcoming Entry features a massive custom-made metal and glass double front door, lustrous hardwood floors, and

a stylish designer lighting suspended from the towering ceiling. A graceful curved staircase draws the eye upward to the second-floor cat walk and balcony that overlooks the Entry below. The adjoining elegant Formal Dining Room offers hardwood floors, on-trend wall paint accented with trim and moldings, and a distinctive chandelier suspended from the tray ceiling element. The oversized Guest Suite features hardwood floor, stylish light fixtures, and a wall of shuttered windows that overlook the front property. A custom barn door leads to a lobby for the full bath that features exposed brick floors and custom stone surfaced vanity with stylish hardware and fixtures, along with a large walk in closet.

The spacious Great Room offers a wall of shuttered windows with views of the Outdoor Living Area and property while providing an abundance of natural light. The open concept space adjoins the well-appointed Kitchen and Breakfast Nook

and connects to main floor bedroom suites and functional rooms. The spacious Kitchen offers premium flooring, ship-lap accented walls, and designer lighting fixtures. The well-appointed space features the finest custom cabinetry, premium stone counter tops and tile backsplashes, and the top-of-the-line appliance package with double ovens and dishwashers. Also offered is a commercial size refrigerator/freezer and a professional gas cook top with pot filler faucet under a custom hood. The large island with seating features a butcher-block surface at one end completing this functional space. The charming Breakfast Nook features ship-lap walls and built-in cabinetry along with shuttered windows and door that leads to the covered walkway to the 4 Car Garage. A service hallway connects to a handy Home Office with desk and storage, along with access to the Rear Staircase and Mud Room that has an exterior door to the covered walkway to the 4 Car Garage.

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

14



"I highly recommend Pam Matlock and others in her firm. They were very professional in this aggressive market. She helped us decide on a good price for the 25 acres and then when time came to list it we had 5 offers the first or second day. She was there when I called or texted. She helped us wade through all the city regulations and procedures when we decided to break it up for a better sale. Whatever was needed from pricing, to inspections, to final sale, she was there to guide us through it successfully." - Nancy Hoke - Lucas, Texas

CALL US TODAY: 469-269-0PAM

Summer 2018 - 25 - print

1004 MONTGOMERY PLACE, LUCAS, TEXAS

Listed price: \$909,000

REDUCED



BROOKE DRESCHER

214-906-8943 * brooke@pammatlock.com

5,701 SQFT • 1.003 ACRES • 5 BEDROOMS • 5 BATHROOMS • 4 LIVING AREAS • SPARKLING SWIMMING POOL • DETACHED GARAGE • WATER SOFTENER SYSTEM • 4 CAR GARAGE



A charming Paul Taylor two-story brick home and coordinating detached garage/workshop is positioned on an expansive acreage surrounded by professionally planned and maintained landscape beds filled with manicured shrubs and flowering plants. The welcoming Entry features a richly stained arched front door with decorative windows that provide the space with natural light. The Entry also offers luminous hardwood floors, heavy trim and moldings, and stylish light fixtures. The Formal Dining Room offers hardwood floors, elegant trim and moldings, and a stylish chandelier. Large shuttered windows overlook the front property. An adjoining butlers Pantry/Wet Bar with stained custom cabinetry and granite surfaces is conveniently located between the Kitchen and the Formal Dining Room. The Formal Living Room has hardwood floors, large windows with panoramic views, and an impressive fireplace with a custom millwork double mantelpiece. The private Study features French doors, gleaming hardwood

floors, on-trend wall paint, and large shuttered windows for natural lighting and even more views.

The spacious open-concept Great Room flows into the Kitchen and Breakfast Nook and features hardwood floors, on-trend wall paint, large windows overlooking the Patio and pool area. This room offers a rustic stone fireplace with brickwork accents and a custom mantelpiece. The spacious Kitchen has hardwood floors and a custom textured wall treatment, top-quality stained cabinetry with gleaming granite surfaces and a stylish ceramic tile backsplash. The space features top-quality stainless-steel appliances including a gas cooktop. A huge center island with custom cabinet features, and a sit-at breakfast bar with decorative light fixtures above. A windowed Breakfast Nook adjoins the Kitchen and Great Room and features custom wall treatment and hardwood floors, along with a cozy fireplace with stained mantelpiece, decorative

lighting, and pool and Patio access. The main floor windowless Media Room offers premium woven carpet, on-trend wall paint, and a tiered ceiling element, along with decorative lighting.

A private, main floor Master Retreat offers premium carpet and a tiered ceiling element with stylish ceiling fan, along with a large sitting area outlined with shuttered windows. The Master Bathroom has ceramic tile floors and custom wall treatment, large double vanities with granite surfaces, and decorator plumbing and light fixtures. The space features a large tub with decorative tile surround and upgraded fixtures, along with a walk-in shower with upgraded tile surround with tile accents and dual shower heads.

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

"Matlock Real Estate Group is a first class company that works relentlessly to get the job done. I recommend them for any of your real estate needs." - Mike and Roxana Denham - Lucas, Texas

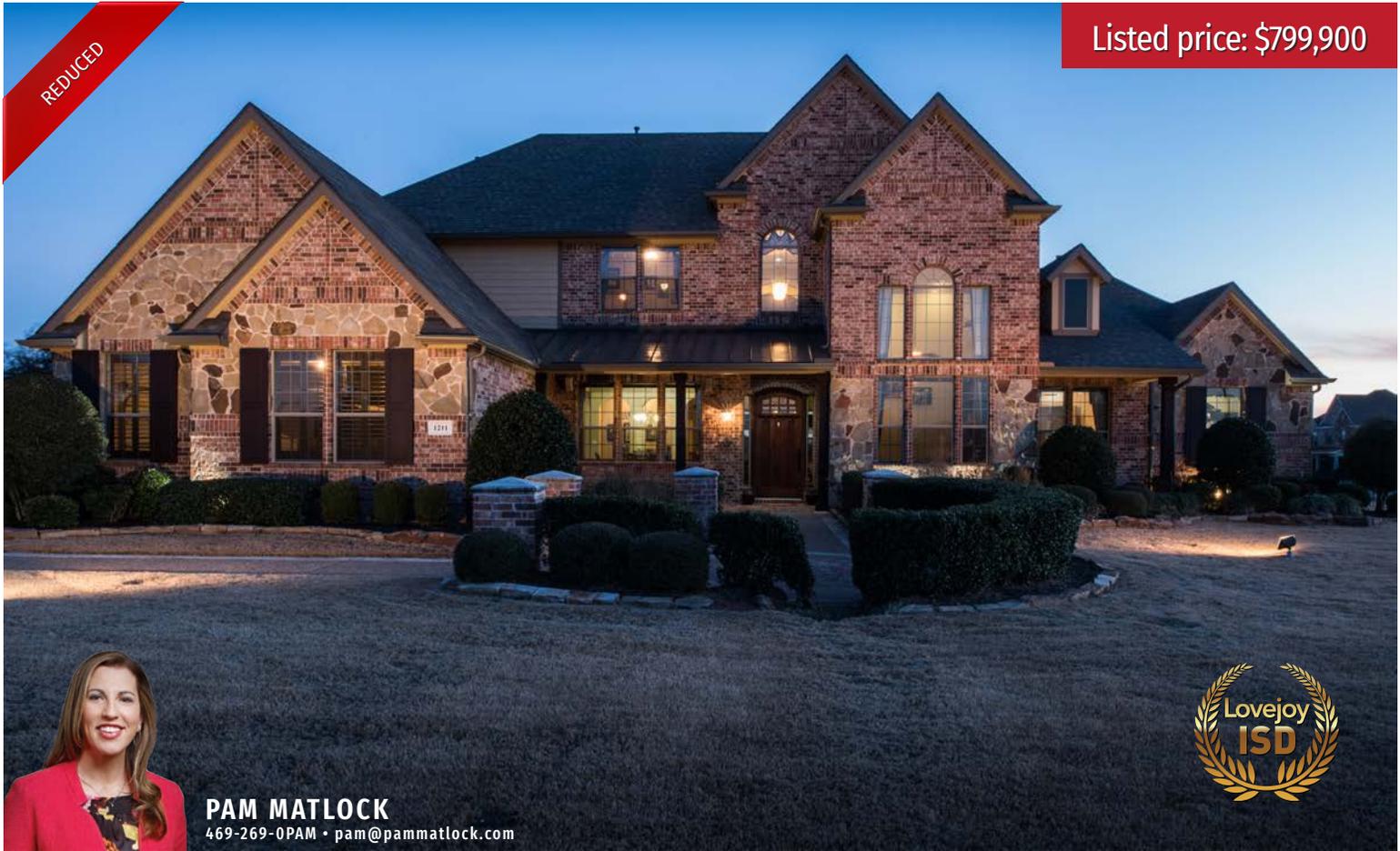


15

1211 BOERNE COURT, LUCAS, TEXAS

Listed price: \$799,900

REDUCED



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

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"Pam Matlock did a great job on the recent sale of our home in Lucas. She was extremely knowledgeable and helpful about the whole process. Her stager made the house look great and the photos she had done of our house were spectacular. We loved her upbeat and positive attitude, and that she stayed on top of things and kept us informed. She got us a great offer within a couple days of listing, and the whole process, including closing, went very smoothly due to Pam's skill and knowledge. We highly recommend Pam Matlock and her team!" - Paul and Piroaska Knudsen - Lucas, Texas

CALL US TODAY: 469-269-0PAM

Summer 2018 - 25 - print

450 ARTHUR COURT, LUCAS, TEXAS

Listed price: \$699,000



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 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

"A good friend referred me to Pam and told me, "If you want someone honest and truly there to help you, call Pam!" Pam lived up to the referral in every sense! She was such a doll to work with and so fun! She is there to help you in whatever way she can and find you a home you will be completely happy with. Even after we closed on the house if I had questions about anything with the home she has never stopped being there to help us! She is without a doubt the best real estate agent in the Dallas area, probably ever!!!! If you're looking to buy a home or have questions and need someone knowledgeable, CALL PAM!" - Shelby L. - Frisco, TX

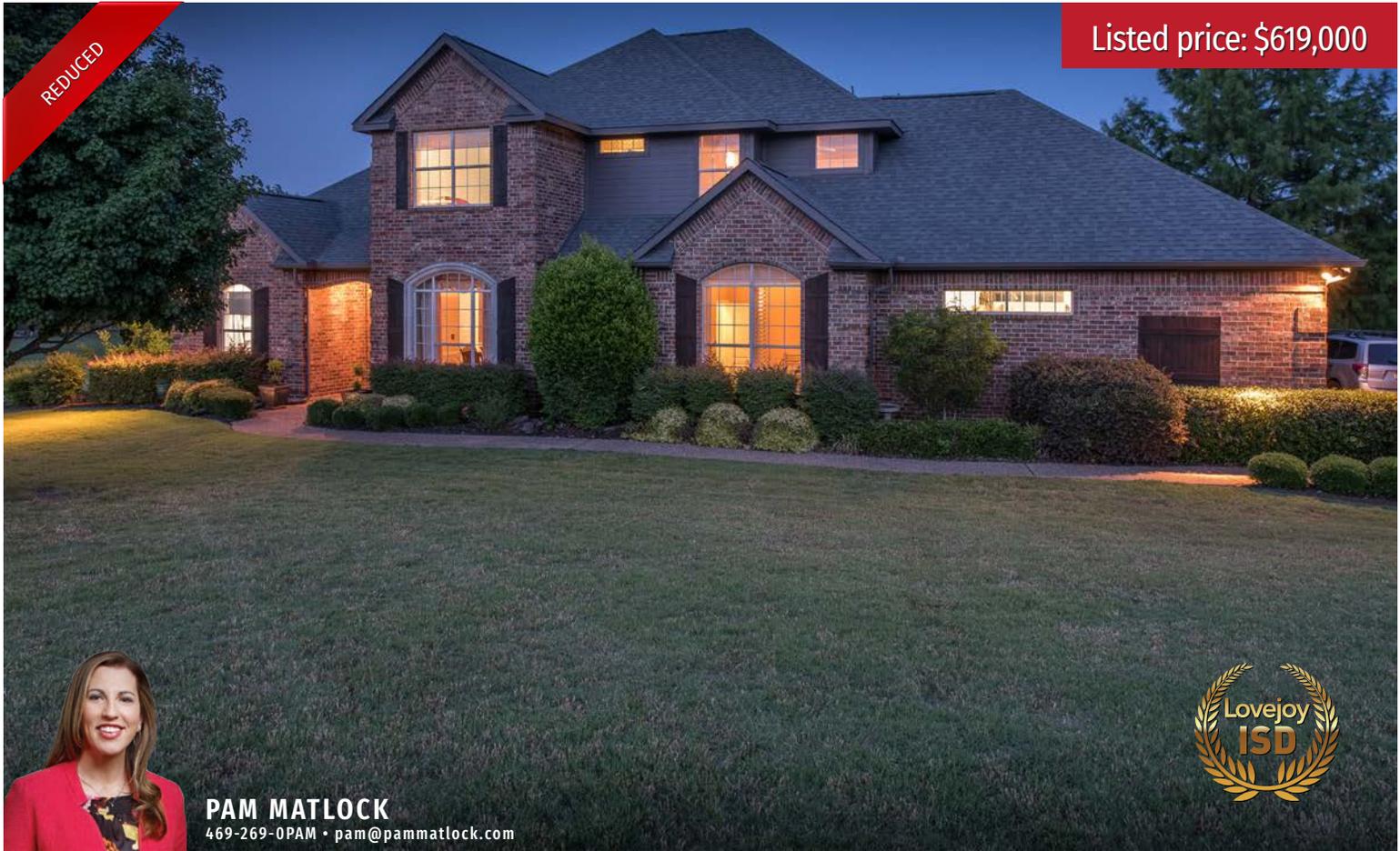


17

208 ESTELLE LANE, LUCAS, TEXAS

Listed price: \$619,000

REDUCED



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

2,944 SQFT • 2.041 ACRES • 4 BEDROOMS • 3 BATHROOMS • GAME ROOM • SPARKLING SWIMMING POOL • HORSES PERMITTED



This beautiful home on a gorgeous 2 acre property is offered by Matlock Real Estate Group in the prestigious Huntwick community within Lovejoy ISD. Enjoy the amazing views of woods and pastures from this quiet equestrian neighborhood while being only just minutes to the Trinity Nature Trails with miles of walking and horse trails or the amazing shopping, dining, and professional sporting events along the Hwy 75 and Tollway 121 corridor.

The traditional two-story brick residence is highlighted by stained trim and shuttered windows and situated on an expansive rolling acreage. The meticulously landscaped property features an extended driveway to the attached 3 Car Garage and a lengthy sidewalk placed along landscape beds filled with groomed shrubs and flowering plants. The stylish Foyer has a new stained mahogany front door with decorative side light windows and a transom above which

provide natural lighting and security to the space. The elegant Formal Dining Room has engineered hardwood floors, custom textured walls with on-trend paint highlighted by thick trim and moldings. The space features dual built-in corner cabinets and display niches and a large window framed with custom treatments and a stunning chandelier brighten the room. The spacious Family Room has engineered hardwood floors and a tray ceiling element along with a wall of windows providing panoramic views of the pool area and woods beyond. The space features a built-in entertainment cabinet with a custom finish and a cozy fireplace with stone surround and custom mantel piece. The open concept Kitchen flows into the Breakfast Nook and features ceramic floors, premium cabinetry with stylish hardware, gleaming granite surfaces with decorative tile backsplash. The stainless-steel appliance package includes a gas cook top with coordinating hood and the center granite surfaced island offers additional storage

and decorator pendant lighting above. The charming Breakfast Nook is outlined with windows and a door leads out to Patio and pool area.

The main floor Master Suite has top-quality carpet, a tray ceiling highlighted with millwork trim and a windowed sitting area with a built-in bookcase that provides natural light and beautiful views of the property. The stunning updated en suite Master Bathroom has a ceramic tile floor and on-trend wall paint. The separate vanities have custom finishes with granite surfaces and decorator plumbing and light fixtures. The jetted tub is highlighted with glass tile details is positioned under an accent windows that provides natural light. The large walk-in shower features up-dated glass tile accented surround and plumbing fixtures with a diffused glass enclosure. The sizable second floor Gameroom features premium carpet and large windows with custom treatments along with a storage.

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

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"Pam Matlock is the best! She is knowledgeable, smart, intuitive, professional and a true delight. Her focus and attentions are always on point and doing what is best for you, her client! The team work between her and her husband Erin is flawless. His eye for staging and photographs to truly show the essence and beauty of your home is amazing. His attention to detail and layout makes the difference between a picture and a story." - S. Brown - Pilot Point

CALL US TODAY: 469-269-0PAM

Summer 2018 - 25 - print

1902 ST JOHNS AVENUE, ALLEN, TEXAS

Listed price: \$569,900

JUST SOLD



PAM MATLOCK

469-269-0PAM • pam@pammatlock.com



4,777 SQFT • 5 BEDROOMS • 4.5 BATHROOMS • STUDY • GAME ROOM • MEDIA ROOM • OUTDOOR LIVING AREA • WALKING DISTANCE TO COMMUNITY POOL



Perfectly located within the exemplary Lovejoy ISD boundaries in Money Magazines 2017 No. 1 most livable city in Texas, Allen and No. 2 in the country. Here you'll have all the City of Allen services, and only minutes to parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

A beautiful two-story traditional brick home is positioned on an elevated lot on a quiet street in a friendly neighborhood close to the community pool and walking distance to Stacy Ridge Park. The residence features a formal entrance surrounded by stone-lined beds filled with shrubs and flowering plants. The gently rolling front yard offers well established shade trees. The inviting Entry features hand-scraped hardwood floors and beautiful chandeliers suspended from the two-story ceiling. The front door is encircled by side windows and upper transom that flood the space with natural light. The elegant

staircase with metal balusters outlines the Entry and guides you up to the second-floor.

The stylish Formal Dining Room is placed off the Foyer and offers gleaming hand-scraped hardwood floors, on-trend paint highlighted by millwork trim, and a stylish chandelier. The handy Butler's Pantry with stained custom cabinets and granite surfaces connects to the Kitchen. A private Study features French doors, hand-scraped hardwood floors, and large shuttered windows with beautiful views. The spacious Great Room boasts hand-scraped hardwood floors and a wall of windows with views of the backyard. The room offers a cozy fireplace with millwork mantel and trim. The large, open Kitchen has ceramic tile floors and on-trend paint. Premium stained custom cabinetry has granite counter tops and a stainless-steel appliance package with a gas cooktop. A windowed Breakfast Nook adjoins the Kitchen and Great Room with ceramic tile

floors, a decorative light fixture, and backyard access.

The private, main floor Master Suite offers top-quality carpet, an eye-catching angled ceiling element, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has a double vanity with solid surface counter tops along with decorator plumbing and light fixtures. The space offers a large jet tub situated under a large window next to the walk-in shower. The staircase connects to the second-floor cat walk, outlined with coordinating handrail with metal balusters, that overlooks the Entry below and connects to a large second-floor Gameroom. The Gameroom offers neutral carpeting, large windows, and features a built-in two-person study desks and an entertainment cabinet with storage. A windowless Media Room also adjoins the Gameroom making it a great space for casual entertaining. 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

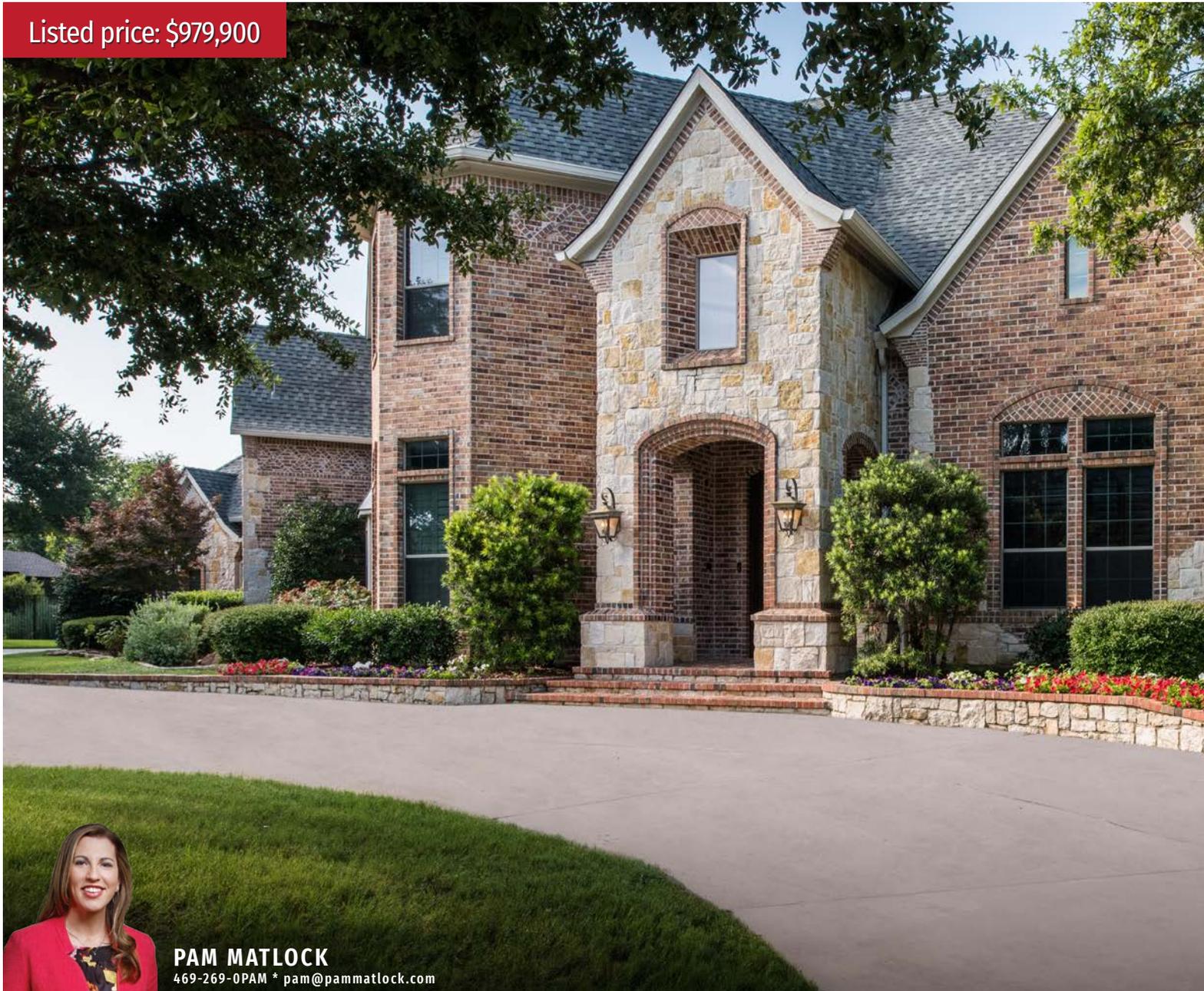
"Pam came highly recommended from two of her previous clients who had sold and purchased their homes through the Matlock Group. I must say, she did not disappoint! She helped us land our dream home and get our current home under contract in record time. Her entire team, from the photographer to the stager, was professional, knowledgeable and knew exactly what it would take to get our house sold (at above asking, may I add!)" - Erik and Kristin Nekeman - McKinney, Texas



19

660 FOREST OAKS DRIVE, FAIRVIEW, TEXAS

Listed price: \$979,900



PAM MATLOCK

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

6,427 SQFT • 1.02 ACRES • 5 BED • 5.5 BATH • MEDIA ROOM • GAME ROOM • OUTDOOR CABANA • SPARKLING SWIMMING POOL • ABUNDANT STORAGE • KEVLAR LINED SAFE ROOM

This splendid two-story brick and stone residence is highlighted by stone-lined flowerbeds overflowing with groomed foliage and flowering plants. The meticulously landscaped property features an extended circular driveway leading to the attached, oversize 4 car garage. The impressive entrance features brickwork details and a massive hardwood front door with Tudor glass windows.

The stylish Foyer connects to the Formal Dining Room and a private Study, each featuring stunning lustrous hardwood floors, textured walls with on trend paint outlined with trim and moldings. The graceful curved Staircase features custom carved newel posts and metal balusters along with hand-scraped hardwood treads and premium carpet that extends up to the second floor. The elegant Formal Dining Room has custom textured walls with on-trend paint and thick trim and moldings. Large shuttered windows and a stunning chandelier brighten the room and a convenient

Butler's Pantry connects to the Kitchen. The private Study offers double hardwood doors, premium woven carpeting richly stained paneling and textured walls with custom paint treatment along with an eye-catching paneled box-beam ceiling element. Large shuttered windows have gorgeous views of the front property. The room features a built-in richly stained hardwood credenza with display and storage cabinetry. A spacious Living Room offers lustrous hardwood floors and features a fireplace with custom double mantel and built-in display cabinets. A wall of shuttered windows provides panoramic views of the pool area and woods beyond.

The open concept Kitchen flows into the Breakfast Nook and Family Room – and connects to the Butler's Pantry. The Kitchen features hardwood floors, premium cabinetry with carved accents and gleaming granite surfaces with tumbled tile backsplash. The

stainless-steel appliance package includes a gas stove with dual ovens and a custom hood. The center island has an additional sink and decorative chandelier above and is outlined by a large breakfast bar. The charming Breakfast Nook features a built-in china cabinet and is surrounded by large shuttered windows and offers views of the Patio and pool area. The spacious Family Room has gleaming hardwood floors, on-trend wall paint, and a tray ceiling element with accent lighting. The cozy stone fireplace with a stained mantel is framed with stained built-in entertainment/display cabinets.

The main floor Owners Retreat features premium carpet, a tray ceiling highlighted by accent lighting, along with a sitting area outlined with large shuttered windows that provide natural light and views of the property. The stunning en suite Master Bathroom has a premium travertine floors, separate stained vanities with



HOME GENERATOR • MOSQUITO MISTER • INSTANT HOT WATER

granite surfaces and decorator mirrors, plumbing, and light fixtures. The large jetted tub highlighted with a granite surround is positioned under decorative glass windows. An oversized walk-in shower features premium tile surround and plumbing fixtures with frameless glass enclosure. The spacious His and Her Master closets each offer a built-in cabinet and custom wardrobe storage systems.

Each of the hand-crafted wrought iron detailed split Staircases lead to the second floor and connect to the Gameroom, Media Room, and Junior Bedrooms. The Gameroom has premium carpet, on-trend wall paint, and shuttered windows overlooking the property below. The windowless Media Room has two-level seating area with custom woven carpet, on-trend wall paint, and decorative lighting. Each Junior Bedroom has premium carpet, tall angled ceilings with fan/light fixtures, large walk-in closets, and are connected to/or located near a full bathroom. A secret heated and cooled storage space is accessed through the attic directly behind the media room.

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



1009 BISCAYNE COURT, ALLEN, TEXAS

Listed price: \$489,900

JUST LISTED



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



3,922 SQFT • .26 ACRE • 4 BEDROOMS • 3.5 BATHROOMS • GAME ROOM • MEDIA ROOM • OUTDOOR LIVING AREA • 3 CAR GARAGE



A beautiful two-story stone and brick home is situated on a quiet street in the family friendly community of Waterford Parks. The home features a welcoming entrance surrounded by landscape beds filled with shrubs and flowering plants and the gently rolling front yard offers well established shade trees as well as stone lined planting beds. The inviting Entry features ceramic tile floors and beautiful chandelier suspended from the soaring two-story ceiling. The front door is surrounded by shuttered side light windows and an upper transom that flood the space with natural light. The graceful curved staircase with metal balusters outlines the Entry and guides you up to the second-floor. The charming Formal Living Room is placed off the Entry and features engineered hardwood floors, on-trend wall paint, and a wall of shuttered windows with views off the front yard. The connected Formal Dining Room offers engineered hardwood floors, on-trend paint highlighted by millwork trim, and a stylish chandelier suspended from the ceiling. The spacious Family Room features

engineered hardwood floors and a two-story wall of windows that overlook the backyard and outdoor living area. The room offers a cozy fireplace with an impressive millwork double mantel with trim flanked by coordinating entertainment cabinet and built-ins. The large eat-in Kitchen has ceramic tile floors and on-trend paint. The space features stained custom cabinetry with granite counter tops, a stainless-steel appliance package, along with a built-in planning desk with storage at the windowed dining space. A large island and walk-in Pantry complete the space that also has the handy rear staircase.

The private, main floor Master Suite offers top-quality carpet and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has ceramic tile floors, decorative wallpaper, and separate solid-surfaced vanities with decorator plumbing and light fixtures. The space offers a soaking tub situated under a large window next to the walk-in shower.

The second-floor Gameroom offers premium carpeting, large windows, and an adjoining windowless Media Room making it a great space for casual entertaining. The Secondary Bedrooms have premium carpet, large windows, and walk-in closets and either adjoin or are adjacent to full bathrooms.

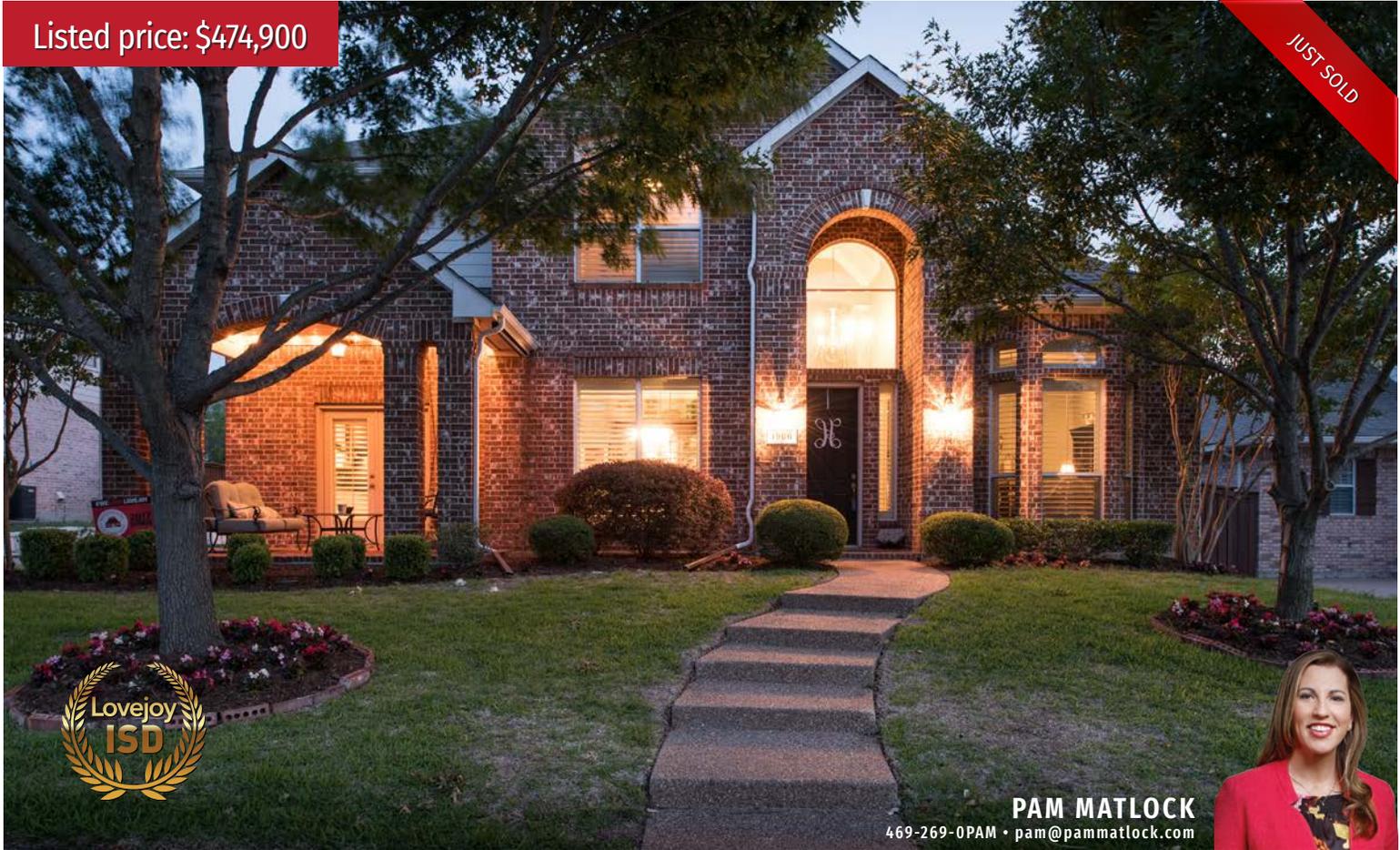
The backyard offers an aggregate Patio sheltered by an oversized cedar arbor with ceiling fans that overlooks the spacious lawn. The backyard is encircled by a stained wood board-on-board privacy fence with dual gates. This home is minutes to Allen ISD Cheatham elementary school and all of Waterford Park community amenities that include a junior Olympic-sized Pool and children's splash park with cabana and clubhouse, creekside greenbelt spaces with nature trails, playgrounds, and picnic areas. This community offers all the City of Allen premium services, just minutes to city parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

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

1906 ST JOHNS AVENUE, ALLEN, TEXAS

Listed price: \$474,900

JUST SOLD



PAM MATLOCK

469-269-0PAM • pam@pammatlock.com

3,287 SQFT • .25 ACRE • 4 BEDROOMS • 3 BATHROOMS • 2 LIVING AREAS • 2 DINING AREAS • MEDIA / GAME ROOM • OUTDOOR LIVING AREA



Ideally located within the exemplary Lovejoy ISD boundaries in Money Magazines 2017 No. 1 most livable city in Texas, Allen and No. 2 in the country. Here you'll have all the City of Allen services, and only minutes to parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

An attractive two-story traditional brick home is positioned on an elevated lot off a quiet street in the family friendly neighborhood of Stacy Ridge Estates. Located close to the community pool and walking distance to Stacy Ridge Park featuring sport courts, multiple play areas for the kids, an outdoor open aired pavilion and miles of hiking and biking trails that connect to Celebration Park.

The traditional residence features a formal entrance surrounded by beds filled with mature shrubs and flowering plants. The inviting Entry features engineered hardwood floors and a

beautiful chandelier suspended from the two-story ceiling. The front door is encircled by side-light windows and upper transom that flood the space with natural light. The elegant staircase with hand forged metal balusters begins in the Entry and outlines the Family Room guiding you up to the second-floor. The elegant Formal Dining Room is placed off the Foyer and offers gleaming engineered hardwood floors, on-trend paint highlighted by millwork trim and a stylish chandelier. Painted French doors open directly to the Kitchen. A private Study or secondary living area features engineered hardwood floors, on-trend paint, and large shuttered windows with beautiful views. The spacious Family Room boasts engineered hardwood floors and a two-story wall of windows with views of the backyard. The room offers a cozy fireplace with a millwork mantel and trim with a built-in display/bookcase. The large, open Kitchen which features elegant engineered hardwood floors and on-trend paint and premium painted custom cabinetry, has granite

countertops and a top-quality appliance package with a gas cooktop. Large French doors open to a charming front terrace with intimate seating and a swing. The windowed Breakfast Nook adjoins the Kitchen and Family Room with engineered hardwood floors and decor lighting.

The private, main floor Master Suite offers engineered hardwood floors, an eye-catching angled ceiling element, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has a double vanity with solid surface counter tops along with decorator plumbing and light fixtures. The space offers a large jetted tub situated under a large window next to the walk-in shower.

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

"Pam is an amazing broker and the only real estate firm we'll ever use!" Chad and Jill Sledge - Rockwall, Texas



23

1007 CARSON DRIVE, ALLEN, TEXAS

UNDER CONTRACT

Listed price: \$464,990



PAM MATLOCK

469-269-0PAM • pam@pammatlock.com



3,771 SQFT • .18 ACRE • 5 BEDROOMS • 4 BATHROOMS • GAME ROOM • MEDIA ROOM • PRIVATE STUDY • 3 CAR GARAGE



A beautiful two-story stone and brick home is positioned in a lot on a quiet street in the Silhouette neighborhood. The residence features a welcoming entrance surrounded by stone-lined beds filled with shrubs and flowering plants. The gently rolling front yard offers well established shade trees and lush Bermuda grass turf front yard. The inviting Entry features ceramic tile floors and a beautiful chandelier suspended from the two-story ceiling. The front door features a decorative window and upper transom which floods the space with natural light. The elegant staircase with metal balusters outline the Entry and guides you up to the second-floor game room. The stylish Formal Dining Room is placed off the Foyer and offers gleaming engineered hardwood floors, on-trend paint highlighted by millwork trim, and a stylish chandelier suspended from a vaulted ceiling.

A private Study features stained french doors, hardwood floors, and large windows with beautiful views of the front of the

property. The spacious Great Room features premium carpet and a wall of windows and door with views and access to the backyard. The room offers a cozy fireplace with millwork mantel and trim surrounded by custom paint wall treatment. The large, open Kitchen has ceramic tile floors and on-trend paint. Premium stained custom cabinetry with granite counter tops and a stainless-steel appliance package with a gas cooktop and stylish tile backsplash. A windowed Breakfast Nook adjoins the Kitchen and Great Room with ceramic tile floors and a decorative light fixture.

The private, main floor Master Suite offers top-quality carpet, an eye-catching tray ceiling element, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has a double vanity with granite counter tops along with decorator plumbing and light fixtures. The space offers a large tub situated under a

large picture window next to the walk-in shower.

The second-floor Game room offers premium carpeting, large windows, and features a built-in granite surfaced wet bar with stained cabinetry and sink and refrigerator. A windowless Media Room with two level seating area also adjoins the Game room making it a great space for casual entertaining. The Junior Bedrooms adjoin or are adjacent to full bathrooms and have large closets.

The backyard offers an aggregate Patio and spacious lawn is encircled by a board-on-board privacy fence. The home is walking distance to Allen ISD Marion elementary school and Greenville Heights Park and all the City of Allen services, and only minutes to parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

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

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"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 - McKinney, Texas

CALL US TODAY: 469-269-0PAM

Summer 2018 - 25 - print

1046 BALMORHEA DRIVE, ALLEN, TEXAS

Listed price: \$459,000

UNDER CONTRACT



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3,669 SQFT • .18 ACRE • 4 BEDROOMS • 3 BATHROOMS • GAME ROOM • MEDIA ROOM • LUXURIOUS MASTER BATHROOM



Ideally located in Money Magazines 2017 No. 1 most livable city in Texas, Allen and No. 2 in the country. Here you'll have all the City of Allen services, and only minutes to Hwy 75 and 121 Tollway, along with parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

A beautiful two-story traditional stone and brick home is nestled on a quiet street in a family friendly neighborhood within walking distance to the top rated Cheatham elementary school. The residence features a stepped sidewalk surrounded by stone-lined walls along the sloping front yard that is filled with groomed shrubs and established shade trees. The inviting Entry features hardwood floors and a beautiful chandelier suspended from the two-story ceiling. The front door with decorative window is encircled by side windows and upper transom that flood the space with natural light. The elegant staircase with scrolled metal balusters outlines the Entry and guides you up to the second-floor.

The stylish Formal Dining Room is placed off the entry and offers gleaming hardwood floors, on-trend paint highlighted by millwork trim, and a stylish chandelier. The space is directly connected to the Kitchen and has large windows offering views of the front yard. A private Study features French doors, hardwood floors, and a large window with beautiful views. The spacious Great Room boasts hardwood floors and a wall of windows and door with views of, and access to, the backyard. The room offers a cozy stone fireplace with coordinating mantle. An adjoining home office/study/work station area features a built-in desk with granite surfaces. The large, open Kitchen has hardwood floors and on-trend paint. Premium stained custom cabinetry has granite counter tops along with a stainless-steel appliance package with a gas cooktop. A windowed Breakfast Nook adjoins the Kitchen and Great Room with hardwood floors, a decorative light fixture, and Utility Room and Garage access.

The private, main floor Master Suite offers top-quality carpet, an eye-catching tray ceiling element, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has a double vanity with granite counter tops along with decorator plumbing and light fixtures. The space offers a large garden tub situated under a large window next to the walk-in shower, and a large walk-in closet.

The second floor Gameroom offers neutral carpeting, large windows, and overlooks the Entry below. The windowless Media Room also adjoins the Gameroom making it a great space for casual entertaining. The Junior Bedrooms adjoin or are adjacent to full bathrooms and have large closets.

The backyard offers a spacious partially covered Patio and an expansive lawn that is encircled by a board-on-board privacy fence that features a sliding gate driveway entrance.

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

"Selling your house is probably one of the most stressful experiences in your life. Pam helped guide us through the process and take away all that was overwhelming and emotional. Between helping getting it staged to having the photographer capture the beauty and features of our home, we could not have asked for a better team with Matlock Real Estate Group." - Marissa M. - Dallas, Texas



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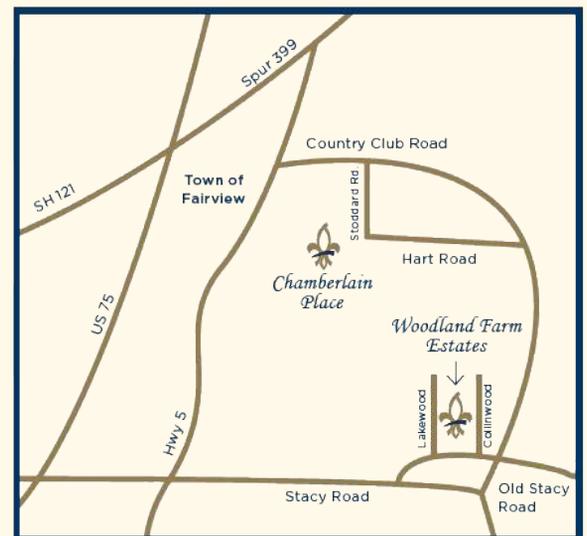
Woodland Farm Estates



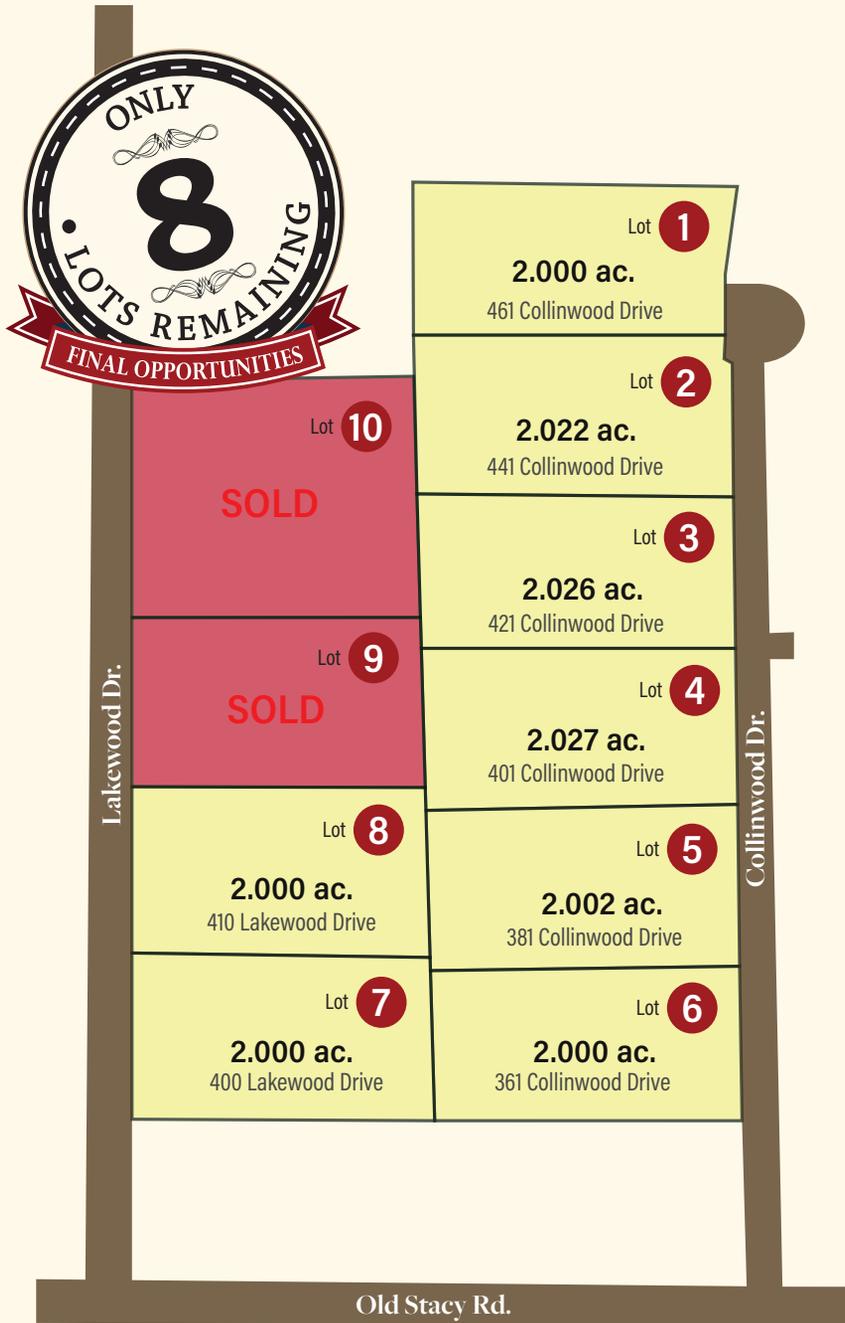
Woodland Farm Estates consists of 10, two acre homesites, beautifully situated in a quiet and picturesque rural setting, yet only minutes away from shopping, entertainment and fine dining.

This charming new community is just off historic Old Stacy Road and Country Club Road in one of the last to be developed areas within in the exemplary, and highly sought after, Lovejoy Independent School District. There are also accredited and notable private schools in this area. Woodland Farm Estates is upscale living located in and amongst wooded acreages with a gently rolling country side, numerous horse farms, and close proximity to the Trinity Trail with miles of preserved nature and equestrian trails... all considered to be the hallmarks of this community.

Select from several award-winning custom home builders that will help you design and build your dream home. Envision tranquil days, stunning sunsets and captivating starlit nights in your own meticulously crafted home. Memories are waiting to be made! Homesites are limited...don't miss this opportunity to make your dream home a reality!



Only 15 minutes to the Tollway/121 and 13 miles to Bush/75



(for more information see pages 28-29)

461 COLLINWOOD DRIVE, FAIRVIEW, TEXAS



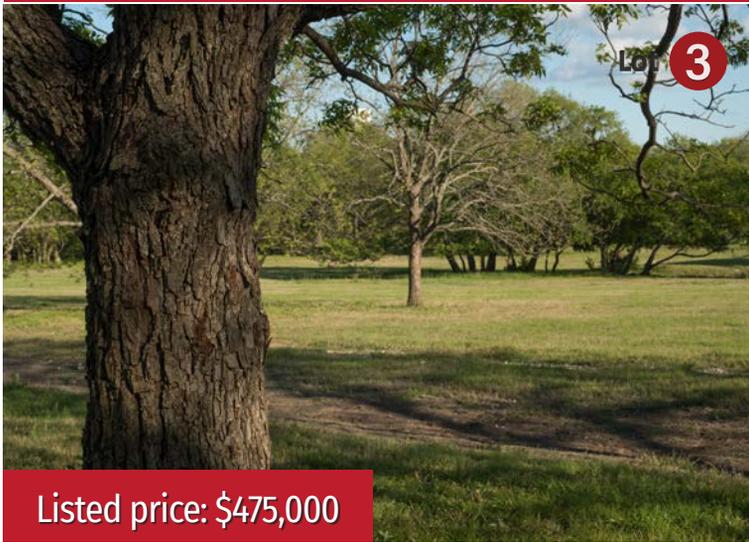
461 Collinwood Drive is a heavily wooded 2 acre homesite located at the end of Collinwood Drive, a quiet cul-de-sac street, elevated from the road grade and featuring old growth native hardwood trees, natural rock outcroppings as well as an abundance of wildlife. This wooded canvas is yours to sculpt as you create your dream home amongst the natural beauty that can only be found in Fairview and Woodland Farm Estates.

441 COLLINWOOD DRIVE, FAIRVIEW, TEXAS



441 Collinwood Drive features native grasslands, old growth trees and a gently rolling terrain across the 2.022 acre property. Located off a quiet dead-end street in Fairview, this incredible homesite features gently rolling natural beauty in one of the states finest school systems. Enjoy crafting your dream home on this one-of-a-kind estate lot.

421 COLLINWOOD DRIVE, FAIRVIEW, TEXAS



421 Collinwood Drive is a uniquely positioned 2.026 acre homesite about halfway down Collinwood drive. Pass through an unusually dense section of wooded tree-line to enter this desirable homesite. Passing through these trees on your private drive discover the numerous potential building locations as well as many standing old growth hardwood trees. Envision yourself stargazing from your own quiet piece of paradise like only Woodland Farm Estates can provide.

401 COLLINWOOD DRIVE, FAIRVIEW, TEXAS



401 Collinwood Drive at 2.027 acres is the largest of the 8 remaining homesites available and offers many elevated building locations including several that offer the homeowner privacy from the world. The unique growth of the soaring oaks create a perfect barrier to the outside world. Imagine peaceful evenings and tranquil nights sitting outside at your own oasis from the world.

381 COLLINWOOD DRIVE, FAIRVIEW, TEXAS



381 Collinwood Drive features 2.002 acres along with an abundance of privacy and natural beauty. This natural and rural setting offers several native old growth trees and a multitude of homesites to select from. At Woodland Farm Estates, you'll know you've arrived when you get here.

361 COLLINWOOD DRIVE, FAIRVIEW, TEXAS



361 Collinwood Drive offers 2.0 incredible acres and is notably the first lot you pass when you arrive at Woodland Farm Estates. This picturesque homesite offers heavily wooded areas on one side and a thick stand of old growth woods on the road frontage as well as an abundance of native pasture land. This serene setting is unmatched in the area and promises to be a place that you will want to call home.

400 LAKEWOOD DRIVE, FAIRVIEW, TEXAS



400 Lakewood Drive is a 2.0 acre homesite offering several elevated build sites off one of Fairview's quaintest and tree-lined streets. Lot 7 offers a thick stand of beautiful old growth trees across the property offering you many options for building your dream home.

410 LAKEWOOD DRIVE, FAIRVIEW, TEXAS



410 Lakewood Drive is a 2.0 acre, elevated lot, offering several stands of old oak and native hardwood trees across the acreage. Featuring many prominent homesites and building locations, this incredible lot has all the unique features one would demand when selecting a build site for their dream home.



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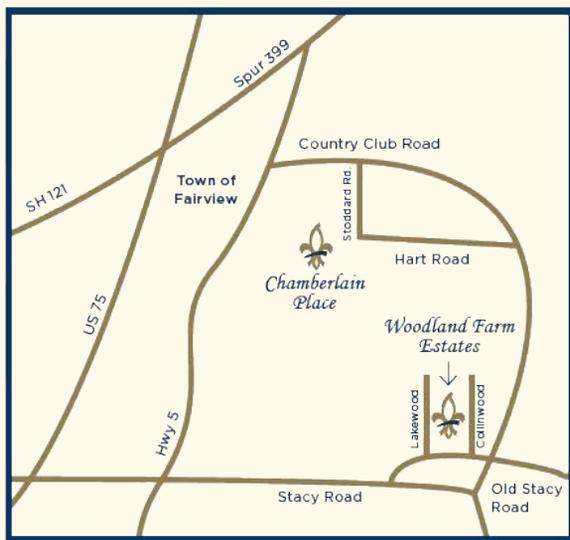
Announcing Fairview, Texas's newest premier estate home community consisting of 45 acre plus home sites, many of which back up to beautiful Sloan Creek or Barksdale Creek. This prestigious neighborhood is situated in a quiet, rural setting and yet convenient to shops and restaurants in the Fairview Town Center and the Villages at Allen and the Medical Center of McKinney.

Located in one of the fastest growing school districts in Texas, kids will attend McKinney ISD or choose from several outstanding private schools or the Tuition-Based Limited Open Enrollment at Lovejoy ISD. All are incredible options for families buying in Chamberlain Place.

The Town of Fairview is in the northeast corner of the Dallas-Fort Worth Metroplex, and is one of the best kept secrets of Collin County. With up-scale living in a beautiful country atmosphere, homeowners are just minutes away from shopping, entertainment and fine dining. Estate homes on wooded acreages, expansive open spaces, numerous horse farms, and excellent schools are hallmarks of this community.

Several award-winning custom home builders are available to help you design and build your estate dream home.

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Lic# TACLA39425C

700 & 701 STALLION DRIVE, FAIRVIEW, TEXAS



Listed price: From \$330,900



1 ACRE • CUL-DE-SAC STREET LOT • PHENOMENAL SCHOOLS

Located within the quaint community of Willow Point Estates in Fairview, Texas and inside the highly regarded Lovejoy school district, 700 & 701 Stallion Drive offer distinction without compromise. Each lot with its own unique characteristics offer both old growth trees, gently rolling terrain as well as native pasture land to build on. With only two lots remaining in this amazing community, these homesites will not last long. Each lot to be sold in conjunction with a Cleve Adamson Custom Homes build job.

711 OAKDALE CIRCLE, FAIRVIEW, TEXAS



Listed price: \$260,000



1.22 ACRES • PARTIALLY WOODED • COMPLETELY FENCED WITH ELECTRIC GATES • CUL-DE-SAC STREET LOT • FANTASTIC SCHOOLS

711 Oakdale Circle located in Fairview, Texas is a beautifully maintained 1.22 acre homesite nestled off a quiet tree-lined road in the prestigious community of River Oaks. This partially wooded corner lot is completely fenced with hand forged wrought-iron fencing including two entrances with solar powered electric gates. Don't miss this final opportunity to build your dream home in this highly coveted community.

"Pam is a true delight to work with. Her knowledge of the market and ability to listen to the needs of her clients makes her a superior broker." - Carol Chambers - Plano, Texas



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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 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.

1190 SNIDER, LUCAS, TEXAS



Listed price: \$1,650,000

This impressive, custom built, stone and brick European country-style home is situated at the end of a sweeping driveway that extends from the quiet country road. The private residence surrounded by professional landscaping features a large porte-cochere that shelters large and small vehicles and opens to a sizable motor court at the 3 Car and 2 Car Garages.

The stunning rotunda features an immense, custom Knotty Alder front door and a magnificent 33' high ceiling with a center dome element, highlighted by hidden accent lighting. A distinctive stone, faux fireplace element highlights the space, along with built-in Knotty Alder display cabinets.

1420 WINDING CREEK, PROSPER, TEXAS



Listed price: \$1,499,000

A beautiful and distinctive property set on three rolling acres, 1420 Winding Creek has it all. From its solid Alder front door with decorative ironwork and richly stained hardwood parquet floor to its oversized master suite with soaring ceilings, triple stacked crown mouldings and five inch plank hardwood floors, you will not find it hard to settle in to your new home.

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.

6206 LAFAYETTE WAY, DALLAS, TEXAS



Listed price: \$1,295,000

This charming, custom built, stone and brick French country-style residence is situated on a large interior, corner lot. The vine-covered façade is sheltered by a canopy of mature shade trees and highlighted with professional landscaping and lighting.

The welcoming Foyer features a custom, arched solid wood door with Tudor-style windows and overlooks a picturesque, flagstone Courtyard with fountain. The curved Staircase is positioned in the distinctive, windowed turret and features custom millwork handrails and stylish scrolled ironwork.

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 circled with professionally planned and installed landscaping for maximum privacy.

1800 SAWMILL DRIVE, LUCAS, TEXAS



Listed price: \$1,199,000

This beautiful custom home nestled on a heavily wooded acreage lot in lovejoy isd offers the best in opulent living with a remote country feel. This beautiful estate with its separate guest house that is handicap accessible is perfect for the homeowner with an aging relative. Both homes are built with the finest touches and will not disappoint!

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.

"I would like to extend my gratitude to Pam Matlock for the outstanding care she took of us while managing the sale of our home. Our move was an unexpected one, and while I was running the gambit of emotions, Pam kept me calm, informed, and excited. She held several open houses for us during the short time it was listed, and was always prompt and ALWAYS very, very pleasant. I highly recommend Pam to anyone getting ready to list their home." Pamela Burns - Allen, Texas

204 ESTELLE LANE, LUCAS, TEXAS



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



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



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



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



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



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.

"Very professional! Pam made the whole process easy from start to closing. She was hands on throughout and demonstrated attention to detail/critical timelines. I highly recommend her!!" - Kristin Holt - Lucas, Texas

TOKALAUN

Lucas, Texas



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- Tree Lined Lots on Rolling Countryside
- Minimum 2 Acre Lots

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