

\$1,895,000

575 MEANDERING WAY

FAIRVIEW, TEXAS

7659 SQFT • 3.01 ACRES • 7 BEDROOMS • 6.5 BATHROOMS • 4 LIVING AREAS • MEDIA • 4 CAR GARAGE • MOTOR COURT • WINE CELLAR • 3 FIREPLACES



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This stunning French country manor is situated on an expansive lot and features a stone facade highlighted with ironwork details and elegant glass and metal double front door. The sprawling exterior offers a wide circular driveway around the pre-plumbed fountain area, connecting to a wide porte-cochere with connecting motor court at the split oversized two car garages. The facade is complemented by raised beds filled with professionally planned and maintained landscaping.

The magnificent Foyer sets the tone for the residence with a distinctive metal and glass double door, rough-hewn hardwood floors and the eye-catching curved double staircase with custom forged balusters and stained trim that leads up to the graceful Juliet balcony. A stunning chandelier is suspended over the Foyer and balcony. The adjoining Formal Living and Dining Rooms also feature rough-hewn hardwood floors, custom mill-work trim with distinctive ceiling details and large windows overlooking the front property. A rustic stone-lined Wine Grotto with dual elegant iron gates and stylish chandeliers are positioned near the living areas and a convenient Butler's Pantry adjoins the Dining Room and the Kitchen.

The open-concept Great Room flows into the Kitchen and Breakfast Nook and offers rough-hewn hardwood floors, textured walls with on-trend paint and mill-work trim and moldings. The soaring ceiling is framed with heavy beam and trestle elements and the floor-to-ceiling stacked stone gas fireplace highlights the room. The space is highlighted by a two story wall of windows that overlook the Outdoor Living Area and rear property. The spacious, open Kitchen has gorgeous tile floor, heavy beamed ceiling, rich stained custom cabinetry, gleaming granite counter tops and sophisticated tile back-splash, along with a premium stainless-steel appliance package including a professional-grade gas cook-top with pot filler faucet and premium vented hood along with a built-in refrigerator/freezer. The center island features a contrasting cabinetry base with granite surface, a warming drawer and premium pendant lighting above. The Breakfast Nook has rough-hewn hardwood floors, on-trend paint and a stylish chandelier. The Nook connects to a Wet Bar with granite surfaces and premium cabinetry, with a tiered ceiling features concealed accent lighting. A main floor Theatre Room features multi-level seating with luxurious carpet, thick mill-work trim and moldings, custom light fixtures and built-in bar seating. The private Study features an eye-catching box-beam ceiling, hardwood floors, on trend wall paint and thick trim and moldings. The space features built-in storage and two walk-in closets.



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Room sizes

Living Room	16	13	1	Bedroom #2	13	12	1
Dining Room	16	13	1	Bedroom #3	14	13	2
Wine Cellar	12	11	1	Bedroom #4	13	12	2
Living Room	20	20	1	Bedroom #5	14	14	2
Study/Den	15	13	1	Bedroom #6	13	13	2
Kitchen	31	16	1	Game Room	18	16	1
Breakfast Area	20	14	1	Mud Room	11	6	1
Media Room	20	14	1				
Exercise Room	10	10	1				
Master Bedroom	19	18	1				
Second Master	15	12	1				



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