

\$1,200,000

911 RUSHING WATER COURT

FAIRVIEW, TEXAS

4,892 SQFT • 1.77 ACRES • 4 BEDROOMS • 4.5 BATHROOMS • STUDY • INDOOR PUTTING GREEN • MOTOR COURT • OUTDOOR LIVING AREA • SPARKLING SWIMMING POOL



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



This beautiful estate home is situated on an expansive creekside acreage and features a stone portico and a gated porte-cochere. The sprawling exterior is positioned under a canopy of mature native trees and is complemented by raised beds filled with professionally planned and maintained landscaping.

The magnificent Foyer sets the tone for the residence with a solid hardwood door, roughhewn hardwood floors, and the eye-catching curved staircase with custom carved balusters and stained trim that leads up to the second floor. A stunning chandelier illuminates the space. The adjoining Formal Living and Dining Rooms also feature roughhewn hardwood floors, custom millwork trim, towering ceilings, and large windows overlooking the beautiful front property. The living area features a fireplace with custom millwork mantel and the dining room has kitchen access.

The open-concept Family Room flows into the Kitchen and Breakfast Nook and offers roughhewn hardwood floors, textured walls with on-trend paint, and millwork trim and moldings. The angled ceiling has a large wall opening at the second-floor level. The space also offers a rustic stone fireplace and a wall of windows that overlook the Outdoor Living Area and rear property. The spacious, open Kitchen has beautiful tile floor, premium custom cabinetry, gleaming granite counter tops, and tumbled tile backsplash, along with a premium appliance package. A center granite surfaced island features additional storage and a planning desk which completes the space. The Breakfast Nook has premium tile floor, on-trend paint, and a stylish light fixture/fan. A private Study features an eye-catching box-beam ceiling, hardwood floors, on-trend wall paint, and thick trim and moldings. The room also features built-in credenza and storage and a closet.

The main floor Owners Retreat features gleaming hardwood floor, on-trend paint with millwork moldings, and a cozy stone fireplace with built-ins. The room also has a large windowed sitting area with an exterior door for rear property views and access. The spa-like en suite bathroom has a large granite surfaced vanity with upgraded plumbing and light fixtures. The center tub is the focal point of the space and is placed next to the two-way fireplace, and the large shower has a seamless glass enclosure with premium tilework and upgraded plumbing fixtures.

The hand-crafted Staircase leads to the second floor and overlooks the Foyer below. A spacious Gameroom offers textured and painted walls and tiered ceiling with thick trim and moldings, step down to a custom-built putting green that is focal-point of the room. An additional living area is located on the second floor and has a wall of windows overlooking the treetops and the rear property below. The Junior Bedrooms have premium flooring, thick trim and moldings, and large windows, along with sizable closets.



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Room sizes

Living Room	17	13	1
Living Room #2	18	17	1
Kitchen	21	13	1
Dining Room	18	13	1
Breakfast Room	11	9	1
Master Bedroom	18	17	1
Bedroom #2	20	13	2
Bedroom #3	14	13	2
Bedroom #4	13	11	1
Study/Den	13	11	1
Game Room #1	29	13	2
Game Room #1	20	14	2
Utility Room	9	6	1



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