

\$439,000

2011 COUNTRY BROOK LANE

ALLEN, TEXAS

2,740 SQFT • 0.28 ACRES • 4 BEDROOMS • 3 BATHROOMS • 3 CAR GARAGE • CLOSE TO PARK AND LOVEJOY ELEMENTARY • BEAUTIFULLY LANDSCAPED BACKYARD WITH FOUNTAIN • LOVEJOY ISD



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A charming traditional brick single-story home is located on a quiet street in the family-friendly neighborhood of Country Brook Estates. The residence features a sweeping driveway along the front porch surrounded by landscape beds filled with shrubs and flowering plants. The gently rolling front yard is situated under a canopy of mature shade trees.

The inviting Entry features lustrous hardwood floors and a beautiful chandelier suspended from the soaring ceiling. The heavy wood front door is encircled by side windows and upper transom that flood the space with natural light. The stylish Formal Dining Room is placed off the Entry and offers gleaming hardwood floors, thick millwork trim, and an elegant chandelier. Large shuttered windows provide natural light and views of the front yard. The spacious Family Room features additional hardwood floors and a wall of windows with views of the backyard. The room offers a gas fireplace with millwork custom mantel, along with a large built-in entertainment and display cabinetry. The large, open Kitchen has ceramic tile floors, abundant cabinetry with solid-surface counter tops and decorative tile backsplash. The space has a gas cooktop and top-quality appliances and a handy center island. The adjoining windowed Breakfast Nook offers hardwood flooring, a decorative light fixture, and built-in china cabinet.

The private, main floor Master Suite premium neutral carpet, an angled ceiling, and large windowed sitting area that provides natural light and views to the backyard. The Master Bathroom has a solid-surface vanity with decorator plumbing and light fixtures. The space offers a garden tub which is situated under a large window and next to a walk-in shower. The spacious well-appointed Junior Bedrooms have premium neutral carpet and spacious closets and adjoin or are adjacent to full bathrooms and have large closets.

The backyard oasis features a spacious Patio and an expansive lawn with several mature shade trees is encircled by a recently stained board-on-board privacy fencing highlighted by stone-lined flower beds overflowing with flowering plants, shrubs, and foliage. This home is ideally located within the exemplary Lovejoy ISD boundaries with all the City of Allen services and amenities, and only minutes to parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

For more photos, videos and information about this property, visit: www.pammatlock.com



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Premium home features include...

- New 50-year hail resistant roof and new gutters in 2015
- Plantation Shutters – 2019
- New Interior / Exterior paint – 2018
- New upgraded stainless appliances – 2011 through 2015
- New hardwoods – 2012
- Fountain / Custom Pavestone patio – 2011
- Added large flower / plant beds / drip irrigation system and landscape in back yard - 2006
- New sod, flower beds and front landscape – 2018
- USB ports in kitchen + 220 plug in back bedroom
- Fence replaced (2012-2016) – re-stained in 2018
- FP Surround – replaced tile with marble – 2012
- Attic decking over 3-car garage
- Replaced builder fixture with crystal chandelier in dining room
- Replaced exterior builder fixtures with upgraded lighting
- Added under cabinet lighting
- Added overhead task lighting in kitchen
- Custom drapes in LR/DR
- New coil in A/C – 2019
- New Hot Water Heater – 2012
- Storage cabinets in garage & storage rack in laundry room can convey
- Ceiling fans in most rooms
- New coil and Freon in AC unit / units serviced - 2019



Room sizes

Living Room	20	16
Living Room #2	15	14
Kitchen	15	14
Dining Room	13	13
Breakfast Room	13	13
Master Bedroom	21	16
Bedroom #2	14	12
Bedroom #3	13	11
Bedroom #4	11	11
Utility Room	9	7



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