

\$720,000

811 AMBLEWOOD DRIVE

LUCAS, TEXAS

5,093 SQFT • 1.0 ACRE • 5 BEDROOMS • 5 BATHROOMS • THREE FIREPLACES • OVERSIZED MASTER SUITE • COMMUNITY PONDS • ALLEN ISD



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A charming traditional brick single-story home is located on an acre property in a quiet country neighborhood. The residence features a sweeping driveway and a winding sidewalk leading to the oversized front porch. The home is surrounded by landscape beds filled with groomed shrubs and flowering plants. The gently rolling front yard features several well established shade trees.

The inviting Entry features a distinctive arched solid hardwood front door, lustrous hardwood floors, and thick mill-work trim and moldings. The stylish Formal Dining Room is placed off the Entry and offers premium carpet, thick mill-work trim, and an elegant chandelier. Large shuttered windows provide natural light and views. The Formal Living Room features French doors, beautiful hardwood floors, and a large shuttered window with beautiful views of the front yard. The spacious Family Room features additional hardwood floors and a wall of windows with views of the backyard, along with a rustic stone and brick fireplace with mill-work custom mantel. The large, open Kitchen has hardwood floors, abundant cabinetry with task lighting, granite counter tops and decorative tile backsplash. The space has a gas cooktop and top-quality appliances along with a handy center island. The Breakfast Nook offers a dramatic beam-lined cathedral ceiling, hardwood flooring, a decorative light fixture, and a cozy brick fireplace. An additional oversized Media and Game room features premium carpet and a vaulted ceiling.

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

The idyllic rear property features a spacious Patio with fireplace. An expansive fully fenced lawn has several mature shrubs and trees – an ideal area for a pool and spa while maintaining space for lawn and garden. This home is ideally located within the City of Allen offering highly ranked schools, 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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Room sizes

Living Room	24	24
Kitchen	18	15
Breakfast Room	22	13
Dining Room	16	12
Master Bedroom	22	21
Bedroom #2	16	12
Bedroom #3	16	11
Bedroom #4	15	13
Bedroom #5	14	13
Game Room	21	18
Study/Den	18	16
Media Room	20	17
Utility Room	17	7



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