

\$750,000

1106 ARCHES PARK DRIVE

ALLEN, TEXAS

3,828 SQFT - 4 BEDROOMS - 4.5 BATHROOMS - GAME ROOM - 2X6 EXTERIOR WALL CONSTRUCTION - PROFESSIONAL KITCHEN APPLIANCES - OUTDOOR LIVING AREA W/ DIRECT ACCESS TO MILES OF HIKE AND BIKE TRAILS - ALLEN ISD







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Master Bed & Bath

Tray ceiling to 13'
Crown molding
His/Hers walk in closets
Oversized shower w/2 heads
Oversized oval tub
Travertine floors and shower
Travertine counters

Kitchen/Dining/Living

Dacor appliance package
Double oven
Large 6 burner gas stove
42" built in fridge
Built in bar with wine fridge
water stub out behind for ice maker
Oversized pantry
Knotty Alder cabinets (lots and lots)
High end granite
Under/Over cabinet lights
Large copper farmhouse sink
Oversized island
12' ceiling
Upper extra windows
Accent lighting above fireplace
Gas fireplace with lightswitch

Laundry

Oversized
Sink
Room for fridge, w/water drop for ice maker
Storage closet
Extra cabinets
Granite countertops

Study

16' Ceilings
Built in desk, file cabinets, and shelves

Plantation shutters
Upper windows
Crown molding

Backyard

Extended patio capped w/flagstone
Outdoor Kitchen
36" built in Kitchenaid grill
Stainless Outdoor fridge
Granite and flagstone counters
Tongue and groove ceiling on patio
Wrought iron fence
Landscaped screen wall behind fence
Added bubbler irrigation zone for screen wall plants

Garage

Oversized 3 car (2/1) garage with 7' garage doors
Can park 3 F-150s in garage
Workbench/storage area
Wifi enabled garage doors (open with phone)
Shelving

Energy Efficiency

2"x6" exterior walls with blown cellulose insulation
R-49 insulation in attic
Radiant barrier in attic
Most lights have been converted to LED

Electronics

Eero mesh wireless system (ATT gigabit Internet available)
Front porch lights, garage coach lights, and front up-lights all on Alexa enabled smart phone app w/timers
Entire house pre wired for speakers and volume controls (including garage, back patio, backyard speaker, master bed and bath, kitchen, study, living, dining, gameroom)

Upstairs game room wired for 5.1 surround sound
Flume water management system (App that detects leaks and water usage)
Smart Thermostats that are Alexa enabled and can be controlled via App
Alarm system with smartphone app (monitored for \$30/month)
Internet drops throughout

Roof

New roof installed (2 years ago) with Class IV impact shingles
Gives you 20%-25% off your homeowners insurance
Ridge vents installed for added attic ventilation

Other Extras

Solid core doors throughout
20' ceiling in foyer
12' ceilings in Living/Dining/Kitchen
10' ceilings downstairs (unless otherwise noted)
9' ceilings upstairs
All bedrooms have full bath and walk-in closets
Closets have air vents and plugs
Extra plugs in every room
Oversized AC/heating unit (can handle unfinished areas without adding a unit)
3 zones (Master, rest of downstairs, upstairs)
Extra storage throughout
Art Niche with accent lighting
4" Red Oak Hardwood floors
Crown Molding throughout
Oversized baseboards
Wrought iron stair railing
Matching wrought iron baby/pet gate for stairs
42" Wrought iron front door
Ceiling fans throughout



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