

\$869,900

1025 CLOVE GLEN COURT

LUCAS, TEXAS

4,798 SQFT • 10.03 ACRES • 5 BEDS • 4 BATHS • OPEN FLOOR PLAN • PLANTATION SHUTTERS THROUGHOUT • FULLY SPRINKLERED 1 ACRE LOT • EXPANDED DRIVEWAY W/ ADJUSTABLE BASKETBALL GOAL





Matlock Real Estate Group is excited to represent this beautiful Paul Taylor, single-story French country stone and brick residence in the highly sought after community of Broadmoor Estates. The welcoming Foyer features lustrous hardwood floors and a barrel ceiling element with stylish dual chandeliers. The windowed solid Mahogany front door floods the space with natural light creating warm and inviting space. The elegant Dining Room offers hardwood floors, custom wall paint highlighted by millwork trim and moldings, an eye-catching groin vault ceiling with a chandelier along with large shuttered windows that overlook the front property. The handsome Study features stained French doors, hardwood floors, textured walls highlighted by stained moldings and accents as well as a stylish chandelier. Large windows provide natural light and views of the front of the property.

The open floor plan features adjoining Great Room, Kitchen, and Breakfast Nook making causal entertaining and family living a breeze. The large Great Room features hardwood floors, custom wall paint and large shuttered windows with views of the rear property. This room also offers a cozy stone and brick fireplace with a distinctive millwork mantel and soaring ceilings. The oversized Kitchen offers gleaming hardwood floors and a distinctive cathedral ceiling highlighted with thick stained beams. The space features abundant custom Alder cabinetry with distinctive carved trim and details, gleaming granite surfaces and Travertine tile backsplash with task lighting along with a top-quality stainless-steel appliance package with Electrolux brand gas cooktop. The huge sit-at island with contrasting base with paint and glaze finish as well as gorgeous granite surfaces along with a convenient planning desk completes the amazing space. The light and bright Breakfast Nook features a decorator light fixture and large shutters windows with views.

The secluded Master Suite offers gleaming hardwood floors, a vaulted ceiling element along with a spacious sitting area outlined with large shuttered windows that provide natural light and gorgeous views of the backyard. The spa-like Master Bathroom has premium tile floor with inlaid granite accents and an eye-catching chandelier suspended from a tray ceiling element. The room features separate furniture-style vanities with decorator plumbing and light fixtures and framed mirrors. A large jetted tub with upgraded tile surround is situated under two windows opposite the huge walk-in shower featuring dual shower heads and granite surfaced seat. The oversized Master Closet has premium built-in hanging storage and dresser.

The spacious Gameroom is positioned near the Junior Bedrooms and features premium carpet, decorator wall paint and large windows with a window seat and built-in display/bookcases. A Theatre Room adjoins the Gameroom and features premium carpet and decorator lighting and professionally installed top of the line sound system. The Junior Bedrooms offer top-quality carpet, walk in closets with built-in storage and large shuttered windows along with cable/ethernet drops. All bedrooms are situated next to, or adjoin, a full bathroom that feature top-quality tile floors, barrel ceilings, granite surfaces with decorator plumbing and light fixtures. The handy laundry room has a sink, abundant storage cabinetry and a closet is adjacent to the garage entrance alongside a built-in mud bench with storage.

An oversized covered Patio with Cedar beam and trestle accent and ceiling fan overlooks the expansive rear property has a spacious lawn area that is outlined with wrought iron fencing with two extra wide gates.

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



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Premium home features include...

- Energy efficient energy star certified home with radiant barrier,
- two energy-saving 50 gallon water heaters with instant hot water circulator
- double-paned insulated windows
- Full sod and sprinklers
- Iron fence on perimeter with 2 extra wide gates
- Extended driveway with adjustable in ground basketball goal
- Impressive mahogany front door with inlaid glass
- Plantation shutters on all windows in entire home
- Solid core doors throughout home
- Stained wood French doors and trim in Study
- Dramatic ceiling details: groin vault dining room, barrel roll entry and all secondary bathrooms, cathedral wood beamed ceiling in kitchen, elegant tray ceiling in master and master bath, extensive crown molding
- Recent updates include new carpet and paint 2018
- Extensive handscraped hardwoods
- Beautiful light fixtures, upgraded chandeliers throughout
- Dimmer switches throughout home create elegant ambient lighting
- Fully equipped with Exterior lighting on front and rear of home for ambience and security
- Whole house surge protection added
- Extended electrical capacity on exterior to accommodate Christmas lighting, and timers installed for Christmas light programming
- Interior fire sprinklers
- Custom made wraparound wood mantle with intricate wood work
- Digital Habitat installed and upgraded to 7.1 surround in media room
- Stereo surround in living room, game room, master bedroom and back patio
- Texas sized kitchen with loads of storage and counter space; huge serving areas
- Painted and glazed kitchen island accented with gorgeous columns and corbels
- Stainless steel appliances in kitchen include: double ovens, built in microwave, dishwasher and Electrolux gas stove range
- New kitchen sink – Blanco siltgranite 2018
- Desk added in kitchen with additional upper and lower cabinets and drawers
- Upgraded granite in kitchen, master bath and guest bath
- Wall length built in cabinetry, drawers, shelving and bench in gameroom
- Furniture-style Bombay vanities with undermount sinks and ball and claw base in master and guest bathrooms
- Granite inlay design feature on master bathroom floor
- New Kohler toilets with soft-close lids and seats in all bathrooms – 2018
- All baths feature framed mirrors and additional upper cabinets above toilets for storage
- Oversized jetted tub in master bath, dual vanities
- All bedrooms have cable/ethernet drops
- Large walk-in closets in all bedrooms with wide shelf built-ins
- Huge master closet with extra large built in dresser
- Walk in master shower with 2 shower heads and granite bench
- Utility room equipped with ample storage cabinets, a large utility sink and a large custom closet with deep shelving, and clothing rod
- Mud room cubbies
- Garage organizational system
- Backyard Discovery Skyfort cedar swing set



Room sizes

Living Room	25	23
Kitchen	20	16
Dining Room	18	12
Breakfast Room	13	20
Master Bedroom	22	20
Bedroom #2	15	13
Bedroom #3	15	12
Bedroom #4	14	12
Bedroom #5	16	14
Study/Den	14	12
Game Room	20	19
Media Room	18	17
Utility Room	8	6



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