



KW
KELLERWILLIAMS.
REALTY

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Lakeway
Dallas

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Distinguishing Features

Entry

- Mediterranean Style Home with Stucco Exterior and Accent Windows
- Professionally Landscaped Walk-up with Flagstone and Mature Trees
- Double Door Entry with Iron and Glass
- Winding Staircase with Wood Steps and Iron Spindles
- Travertine Flooring and Soaring Ceiling
- Distinctive Architectural Accents

Formal Dining

- Hand Scraped Hardwood Floors
- Elegant with Exquisite Lighting
- Designer Chandelier with Candle Style Lighting
- Barrel Ceiling and Skip Trowel Texture

Study

- Private with Solid Wood French Doors
- Soaring Coffered Ceiling & Accent Windows
- Hand Scraped Hardwood Floors
- Walnut Paneling from Floor to Ceiling
- Built in Desk with Cabinets and Shelving
- Dramatic Iron Chandelier

Family Room

- Cut in Circular Wood Coffered Ceiling
- Knotty Alder Built in Entertainment Center with Grey Antique Finish
- Travertine Flooring
- Cast Stone Gas FP with Cement Fireballs

Wet Bar

- Separate Wet Bar Area w/Granite Counters and Wood Cabinetry
- Built-in Wine Cooler, Icemaker and Sink
- Mosaic Tumbled Marble Flooring

Kitchen & Breakfast Area

- Gourmet Granite Kitchen
- Custom Cabinetry with Grey Antique Finish
- Tumbled Marble Mosaic Back Splash
- Oversized Granite Island w/ Prep Sink and Breakfast Bar
- Travertine Flooring
- Jennair Built-in Refrigerator, Dishwasher, Commercial Gas Stove & Side by Side Ovens
- Skip Trowel Texture Walls
- Charming Open Breakfast Area with Iron Cathedral-like Chandelier
- Plate Glass Windows with view of gorgeous Japanese Maple Tree
- Butler Pantry w/Parachute Style Ceiling
- Granite Counters & Glass Front Cabinets
- Huge Walk-in Pantry with Shelving

Game Room

- Arched Entry with Raised Hand Scraped Hardwood Floors
- Tray Ceiling with Crown Molding
- Wet bar with Granite and Wood Cabinets
- Large Paneless Doors to Balcony
- Designer Circular Hanging Light Fixture

Media Room

- Sculptured Carpet with Multi Level Stadium Flooring
- Sconce lighting and In Wall Speakers
- Projector, Mounted Screen and Components
- In Wall Media Storage and Walk-in Closet for Media Components

Exercise Room

- Raised Hand Scraped Hardwood Flooring
- Mirrored Walls, Recessed Lighting and In Floor Electrical Outlets

Master Retreat

- Private Master Suite with Hand Scraped Hardwood Flooring & Soaring Tray Ceiling
- Double Sided Gas Fireplace with Glass Rocks and Remote
- Separate Sitting Area with French Door Access to Covered Patio
- Lavish Master Bath with Marble His & Hers Vanities and Travertine Flooring
- Grand, Elegant Framed Mirrors
- Circular Cast Iron Designer Jetted Tub
- Travertine Shower with Bench
- Extensive Custom Walk-in Closet with Shoe Racks, Rods, Drawers, Pullout Bins and Wardrobe Cabinets

Secondary Bedrooms

- Spacious Secondary Bedrooms are Vaulted w/ Molding, Built-in Desks & Large WICs
- One has Juliette Balcony w/Front View
- Two Bedrooms connect with Jack and Jill Bath with Separate Vanities
- Secondary Baths have Cast Iron Tub and Shower, Marble Counters, Framed Mirrors and Tumbled Marble Flooring

Utility & Mudroom

- Utility has Built-in Cabinets, Granite Sink, Drying Rack & Floor Drain
- Mudroom Area has Built-in Hall Tree and Storage Bench with Drawers
- 2 Car Garage with Workbench, Cabinets and Epoxied Floors

Outdoor Experience

- Secluded Backyard
- 32' x 10' Covered Porch with Cast Stone Wood Burning Fireplace, Slate Floor, Stone Pillars and Wood Slat Ceiling with Fans



\$1,095,000

MLS:	13457696	Living:	24 x 16	Formal Dining:	19 x 14	Master:	20 x 16
Year Built:	2006	Kitchen:	15 x 17	Game Room:	17 x 22/2	Bedroom 2:	19 x 12/2
Subdivision:	Lakeway	Breakfast:	9 x 10	Media:	17 x 23/2	Bedroom 3:	14 x 15/2
Square Ft:	5,004/tax	Study:	11 x 14	Exercise Room:	9 x 18/2	Bedroom 4:	15 x 12/2
Schools:	Dallas ISD	Elementary:	Lakewood	Middle:	Long	High School:	Wilson

4 Beds/3.2 Baths/1 Living/2 Dining/Study/Game/Media/Exercise Room/Oversized 2 Car Garage

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 realty group

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