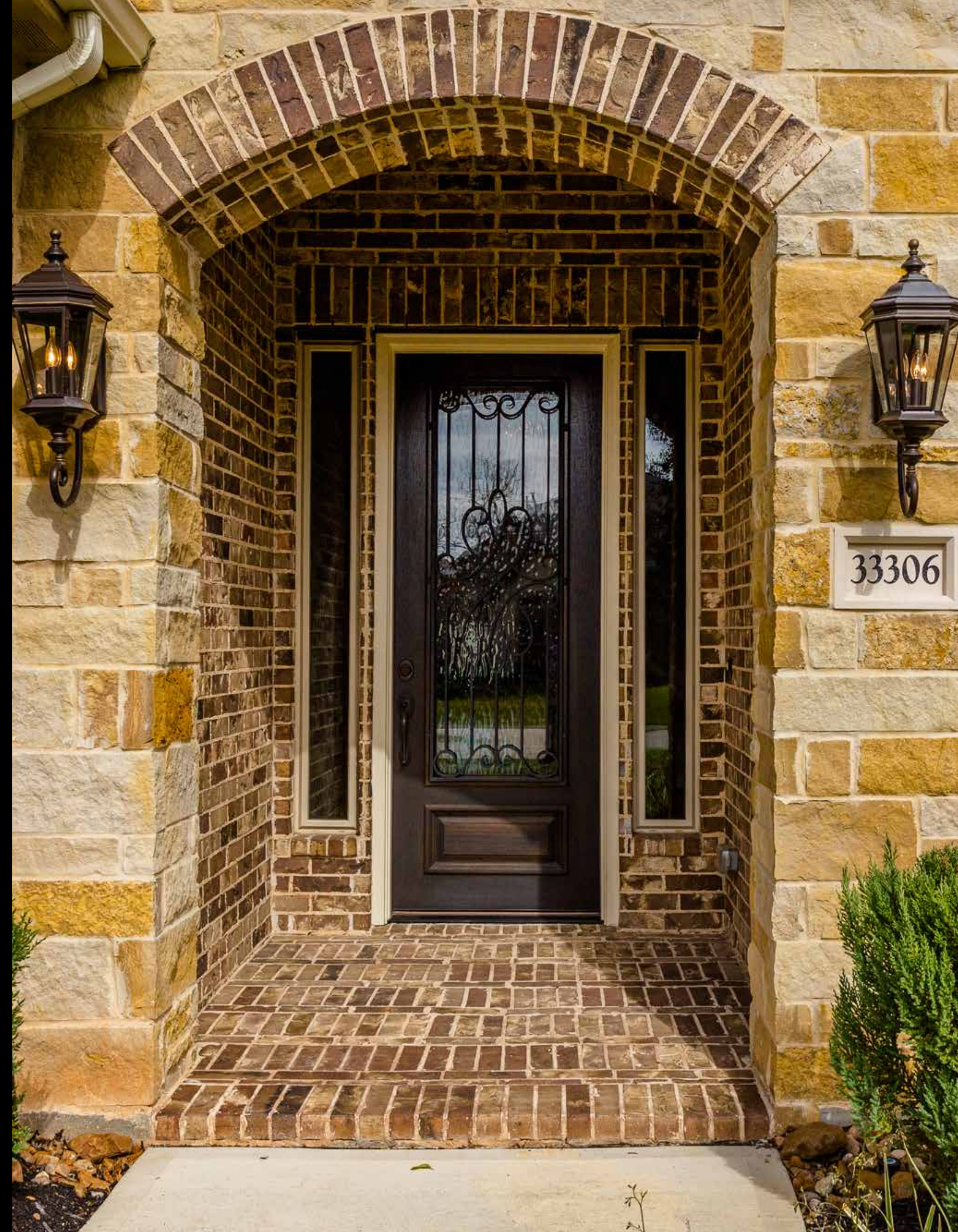




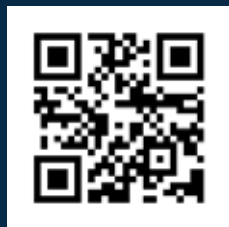
33306 Winsford Street • Weston Lakes

GORGEOUS



Gorgeous SINGLE STORY located on a short Cul-de-Sac, expertly designed and masterfully crafted. Exterior artfully blends perfect combination of stone, tumbled brick and accent board & batten siding. Inside discover a remarkable open floor plan loaded with fine architectural appointments and beautifully finished with wood floors, designer granite, lots of crown molding, custom cabinets, 8-foot doors, designer paint and hand-picked light fixtures. Dramatic, extended Foyer with tray ceiling. Double doors open to the Study. Raised ceiling and cast stone fireplace in the Family Room. Beautiful Kitchen with GE Profile appliances, gas cooktop and loads of fine cabinetry. Lovely Master Suite with sumptuous Bath. Oversized Bedrooms. Large Utility Room with sink and window. Inviting covered back Porch with northern exposure for year-round enjoyment. **LOW TAXES.**

For a high-tech, 3-D tour of this home. Please scan the QR. In doing so, you will be able to see the actual floor plan along with a "dollhouse" view of the home. You will also be able to navigate thru the home with your mouse; going from room to room at your leisure with 360-degree views and from floor-to-ceiling. This enables you to take a complete tour of the home, from anywhere in the world. Amazing!





FOYER

Thoughtful design choices begin at the first steps into the home, notice tray ceiling and crown moulding above and art niche at the end of the extended Foyer. Warm wood flooring starts here and continues throughout the Living Areas.

STUDY

Tucked away nicely from the main living space, double craftsman doors open to Private Study. Additional features here with hardwood flooring, ceiling fan, recessed lighting, and crown moulding.



DINING

Separate formal Dining Room is large in size, with room for a large table and additional hutch or cabinet. Inviting Dining Room is perfect for dinner parties or elevated meals together during the work week. Finishing choices add to elegant feel with tray ceiling, chandelier and crown moulding.



FAMILY ROOM

There will surely be some movie nights in this Family Room thanks to addition of pre-wiring for surround sound! This space really has it all to be the central gathering place to enjoy each other's company. Beautiful bay window allows flood of natural light to fill the Family Room and provides views over the Back Yard. Above head, you'll notice an abundance of fine finishing's with elevated tray ceiling, ceiling fan, generous recessed lighting, and crown moulding. This wall is the focal point of the Family Room. Featuring a wood burning Fireplace flanked between two built-in storage units, with open shelving above to display your treasured mementos and closed cabinetry below. Open floorplan here creates easy transition from Kitchen to Family Room while still maintaining defined rooms, gorgeous floors unify these Living Areas. Entertaining guests will be easy with this layout!

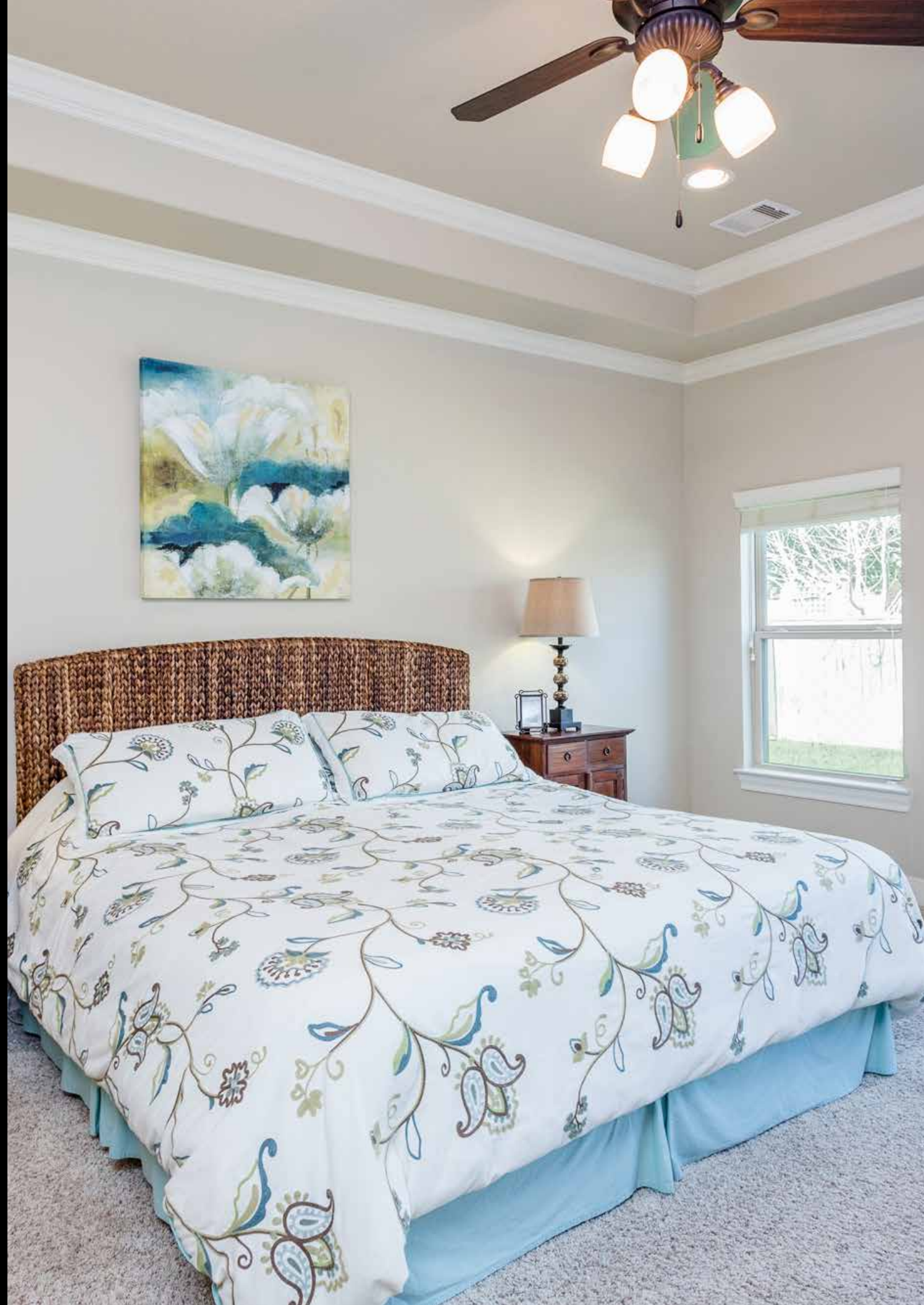
KITCHEN

Wraparound Kitchen Bar with room to seat six is perfect for casual family meals or conversations with the Home Chef! Pendant lighting adds additional touch of design and serves the space practically. U-shaped Kitchen maximizes every foot of space, with plenty of crisp white cabinets for storage and wealth of designer granite countertops for prep space. Top-of-the-line GE appliances found here with 30-inch built-in oven, built-in microwave, and five-burner gas cooktop. Notice GE top-control stainless steel dishwasher and stainless steel double sink, makes tidying up seem less like a chore with views over the Family Room. This Kitchen is designed to be the heart of the home, connecting all Living Areas. Just past refrigerator is entry to a huge walk-in Pantry.

BREAKFAST

Double windows fill the Breakfast Room with natural light and provide serene views over the Back Yard. Neutral color palette and refined design style are carried over from other rooms into this space.





MASTER SUITE

Master Suite offers up an intimate private retreat to relax and recharge. Featuring wall-to-wall carpet for comfort and warmth, an upgraded ceiling fan, custom ceiling feature and neutral color palette. Master Retreat fantastic En Suite Bath, where you'll find generously sized walk-in closet. Trio of windows on the back-wall casts glow over the room for a cheerful feeling during the day and a serene feeling for the night.

Just a step inside this Master En Suite Bath and you may be thinking you're visiting the local spa! Jetted Tub steals the spotlight with stunning stonework, gleaming from large picture window with textured glass for privacy. Don't forget the large tiled Shower with built-in bench, both options make bathing a destination.

BED AND BATH

Just off the Front Foyer is the first of three additional Bedrooms in this home. A comfortable and delightful place for any guest to feel at home! Sunlight fills this second Bedroom, found on the back of the home with views over the Back Yard. Large enough for a generous guest room, this charming space feels comfortable with wall-to-wall plush carpeting and an upgraded ceiling fan. The Baths are covered in natural light! Serving the Bedrooms in both form and function with accent mirrors, granite countertops and custom tiled Shower Tub Combinations.

UTILITY

Generous sized Utility Room, just off the Breakfast Room, includes built-in cabinetry and ultra-convenient sink with counterspace.

MUD

Designated Mud Room, just inside Garage entry, is a must-have for keeping the home organized! Built-in cabinetry and bench create a designated space for collecting shoes, backpacks and coats.



PORCH

Step off the Family Room onto this impressive, deeply shaded, Covered Back Porch. Living area extends outdoors, offering up a sumptuous space to relax year-round, whether it be warming up by the fire-pit or enjoying the Texas sun with a cold drink in hands. Wrapping around the bay windows of the Family Room, the Back Porch is spacious yet cozy, providing options for outdoor furniture, grill and potted plants. Notice recessed lighting above, adding more function and usability to the space.



BACKYARD

Fully-fenced Back Yard offers privacy and peace-of-mind while enjoying all the Back Yard has to offer. Loads of usable green space here from this low-maintenance Back Yard! It's easy to imagine outdoor games and summer gatherings here, far from the busyness of the city.





REMARKABLE

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