



32715 Whitburn Trail • Weston Lakes

EXQUISITE



This EXQUISITE home is situated on a wooded 1/2 acre lot with no rear neighbors in the Gated Golf Course Community of Weston Lakes. This stately home features 4 Bedrooms, 3.5 Baths with an oversized 3- car Garage, loads of crown molding, high ceilings, wood floors and huge Gameroom with vaulted wood plank ceiling. The Master Suite is very private with an updated spa like Master Bath. All secondary Bedrooms are generous in size with large closets. This extraordinary lot is heavily wooded, very private with ample room for a pool and plenty of space to roam. Enjoy the amenities of Weston Lakes to include 2 swimming pools, restaurants, lighted tennis courts and miles of lakes for fishing. This home is a must see and LOW TAXES too!

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

Foyer is bathed in natural light, highlighting timeless design style with clean white decorative archways, crown moulding, rich wood flooring and fresh neutral paint. The Foyer gives a Pinterest-worthy picture of the unique and stylish architectural features that welcome you in. Curved staircase adds additional style and grandeur to the space.



## DINING ROOM

Off the Foyer is the Formal Dining Room, rich in detail with layered crown moulding, plush carpeting and custom chandelier. Double doors create options to close the space off to the Kitchen for elegant dinners or welcome the sightlines for larger gatherings.



## LIVING ROOM

Stunning wood flooring continues into the Living Room, creating a seamless transition from the Foyer for receiving guests. 12-foot ceilings are lined with upgraded high-design crown moulding. The focal point of this Formal Living Room is these impressive trio of windows, with durable and elegant custom fitted plantation shutters.

## KITCHEN

Memorable Kitchen is full of character and style, with loads of raised-panel cabinetry in contrasting upper and lower tones, tied together with tiled accent backsplash. This Kitchen is ready for the Home Chef with upgraded stainless-steel appliance package including: GE four-burner gas cooktop, Kenmore double ovens and whisper-quiet dishwasher. This Kitchen is sure to be the heart of the home, a central location opening to Breakfast Room and Family Room, connected with beautiful travertine tile flooring. Notice under cabinetry lighting, brightening up lengthy countertop workspace. Double ceramic sink is strategically set, with views over Family Room that will make washing up enjoyable while staying united to guests.

## BREAKFAST

Spacious enough to seat the whole family, the Breakfast Room features sun-drenched views over the side property through pair of large French pane windows.





## FAMILY ROOM

The Family Room superbly unites form and function with dramatic 16-foot vaulted ceilings finished with statement beadboard ceiling. The eye is drawn in all directions with surrounding walls of windows that allow panoramic views over the Back Property. Gas log Fireplace is set between pair of windows, with red brick facade tying in style found on the exterior. Crisp white mantle creates an ideal spot to show-off favorite artwork or portraits. Generous space here for comfortable couches and lounging chairs to be arranged. From here you'll notice raised Kitchen countertop with overhang, creating a centralized Breakfast Bar that is great for quick meals or can be used as a buffet line for get togethers.

# MASTER SUITE

Well appointed, the main-level Master Suite is where inspiration and relaxation unite in harmony. Grand in size, it has plenty of room for full furniture set. It is beautifully finished with travertine floors, crown moulding, and upgraded ceiling fan. Waking up to this view is quite a treat! Vast wall of windows brings the movement of nature into the space with panoramic views of Back Porch. Double doors open to recently updated Master En Suite Bath. Spa-like Master Bath is finely finished from top to bottom, with thick crown moulding, warm travertine floors, fresh paint, and stunning marble tile detail on walls. Convenient large walk-in closet found through doorway here. There is no shortage of natural light in this home, and no exceptions here in the Master Bath! The clean light and bright design is sparkling with the incoming sunbeams. Glass enclosed Master Shower is covered in luxurious marble and features upgraded shower head. Separate His and Her vanities make morning and night routines a breeze, with framed mirrors, undermount sinks, and plenty of storage space from vanities and additional built-in cabinetry to stay organized.





## BED & BATH

The three additional guest Bedrooms found on the second level are finished in same polished style seen throughout the home with warm wood flooring, upgraded ceiling fans and plenty of natural light. Hollywood Style Guest Baths serve adjoining Bedrooms and guests well with new tile flooring, expanded vanities, designer framed mirrors and stylish lighting fixtures. Another fantastic Hollywood Style Guest Bath, delivers private vanity and mirror with shared shower tub combination and toilet.

## GAME ROOM

Step up Game Room is packed with features, including 10-foot ceilings adorned with coordinating bead board ceiling found in the downstairs Family Room and rich wood flooring seen in Foyer and Formal Living. Add in some pillows to this built-in bench seat to create a perfect reading spot.



## PORCH

Back Porch is reminiscent of visiting the royal gardens, with colorful and tranquil views of Back Property that seem to never end. Truly an extension of outdoor living space that can be enjoyed all year long.

## BACK YARD

Ideal lot location here with no rear neighbors, creating a private outdoor retreat. Firepit has been added here, another spot to gather together and enjoy a warm fire on a cool Texas night or roast marshmallows for s'mores dessert. The kind of Back Yard where you want to take off your shoes and feel the earth under your feet! Sprawling lawn offers an ideal location for outdoor sports and games, or even an unbelievable dog run. Sunlight filters through mature trees that line property, delicately dancing on the lush green lawn thanks to an ideal lot location with no rear neighbors.





PEACEFUL

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