



ROLLER
REALTY



3603 Wellborn Drive • Weston Lakes

WELCOMING



NEWER custom SINGLE STORY located behind PRIVATE GATES. Exterior artfully blends a mix of tumbled brick, Austin stone, accent shutters and soaring gable roofs. Open, light & bright floor plan is finely appointed with gorgeous ceramic "wood" floors, high ceilings, crown moulding and graceful arches. Mission style 8-foot front door opens to dramatic extended Foyer. Double doors open to secluded Study. Amply sized Dining Room. Comfortable Family Room offers corner gas log fireplace inset in hand-cut travertine, Entertainment Niche and trio of large windows. Island Kitchen offers exquisite QUARTZ countertops, soft-close gray cabinets and upgraded KitchenAid appliances with gas cooktop. Grand Master Suite has loads of PRIVACY and stunning Bath with His & Her QUARTZ vanities and DESIGNER SHOWER. Spacious Bedrooms and QUARTS vanities in Baths. Huge covered back Porch. Large Backyard and no backyard neighbors! Oversized 3-Car, tandem Garage is perfect for Storage or Workshop. VERY LOW TAX

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

As guests enter this stunning home, an extending Foyer opens before them with clear sightlines through to the fantastic Family Room. A lit art niche is to the right to display your favorite piece. Above you hangs a custom chandelier from the 11ft ceiling, adding style to the entry of the home.

STUDY

Tucked quietly off the Foyer is this Private Study, offering an ideal place to work from home in a quiet and secluded space while remaining close and convenient to the comfort of home. Double french doors separate the Study from the rest of the home. Plenty of space for a desk and shelving. A ceiling fan hangs from the elevated ceiling above, ready to cool you off after a stressful Zoom call..



DINING ROOM

To the left of the Foyer, a large archway opens to the conveniently located Dining Room. The far wall features an arched inset perfect for a credenza or china cabinet. Watch guests arrive for your dinner party through the large double windows facing the front yard.

KITCHEN

This Kitchen is thoughtfully designed with upgraded raised panel cabinetry and soft close cabinets and drawers, offering plenty of storage to stay organized. The backsplash was altered into a herringbone pattern to highlight the 5 burner gas stove below. The built in Microwave and Convection Oven are both seen here. The dark grey cabinetry is perfectly complemented by the cool toned floors. KitchenAid appliances surround the center prep island making a home chef's job easy. Not to mention the pots and pan drawers perfect for accessing your favorite pan.



BREAKFAST

Natural light floods this Breakfast Room which is spacious enough for a large table. The wall of windows allow fantastic views out over the Back Porch, which is accessible from this space. Open to the Family Room Elegant enough for casual dining, this Breakfast Room will make casual meals feel like special occasions.





FAMILY ROOM

Exceptionally comfortable Family Room is sure to be the heart of home. Configure comfortable couches or recliners here to enjoy each other's company while taking in views over the Back Patio through a trio of windows. Spacious enough for several oversize sofas and armchairs or a large sectional, the Family Room is well-designed for relaxation and leisure, perfect for evenings spent watching flames dance in the fireplace, or enjoying a family movie night in the comfort and relaxed atmosphere of this beautiful space. From the far corner of the Family Room doors, the Kitchen is visible beyond the breakfast bar and sightlines all the way to the Front Door. This entire house is full of soft sunlight as it filters through large windows and glass doors from every direction.

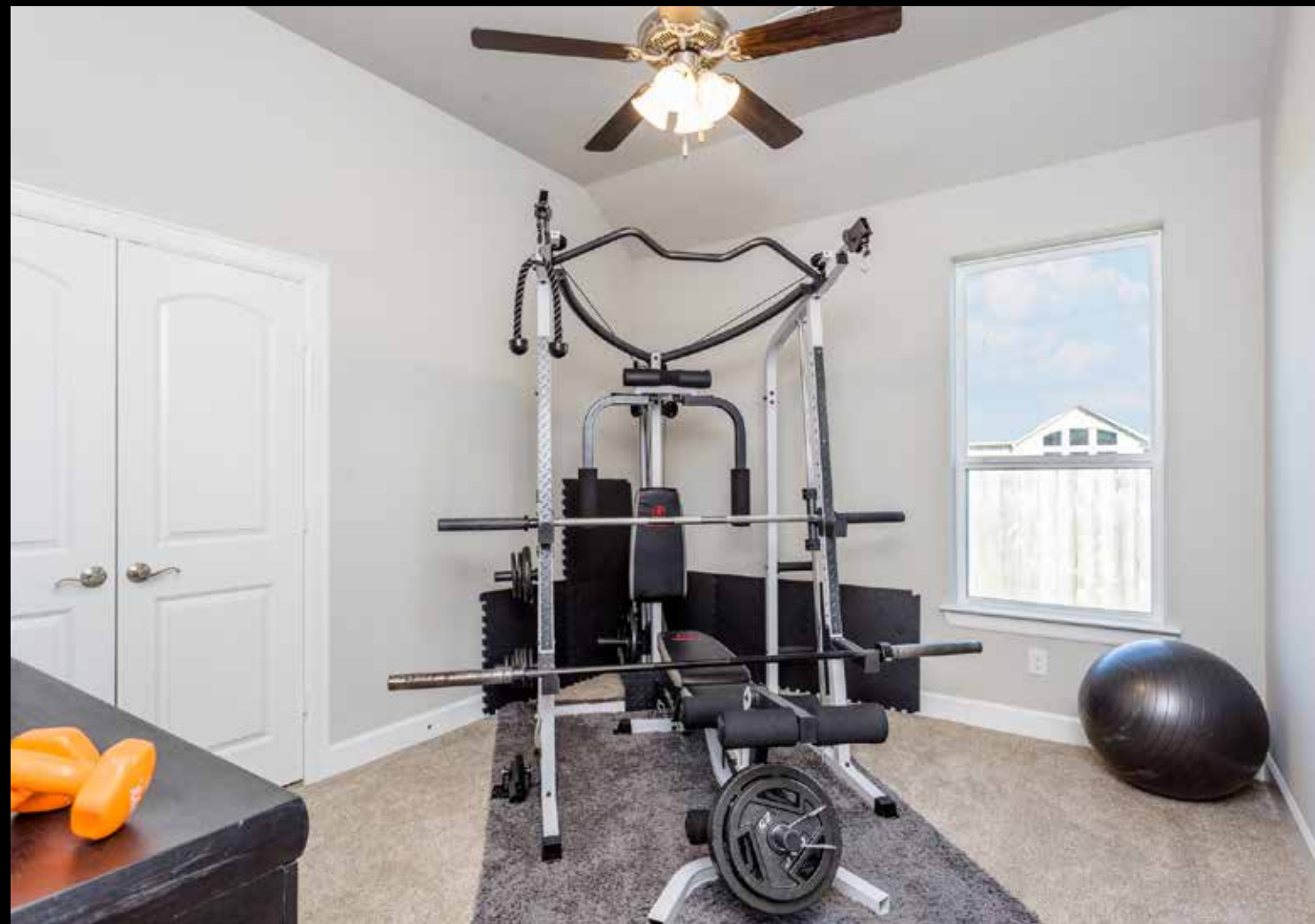


MASTER SUITE

Light and bright Master Bedroom is where inspiration and relaxation unite in harmony. Beautifully finished from top to bottom, with plush carpeting, neutral paint, and a drop down ceiling fan. Grand in size, the Master is a quiet retreat from the busyness of the day. Plenty of room for dressers, armoires, or any desired furniture set. Double doors open to fantastic Master Bath.

White cabinetry accented with brushed nickel hardware marries well with the contrasting grey quartz countertops. Massive mirrors over separate vanities include accent lights, medicine cabinets, sunken sinks and a makeup vanity. A large linen closet and walk-in closet with built-in shelving provide plenty of storage. The inset Garden tub is a true gem that is destined to be well enjoyed, surrounded by the same ceramic wood-like flooring found in the rest of the home. The private window adds to the calming and secluded environment. The large walk-in shower is striking with the continued ceramic tile that washes up the wall and is completed with designer glass subway tile, a built-in shampoo shelf, bench and handheld shower head.





BED & BATH

The Secondary Bedrooms are filled with light through the sundrenched windows. They are light and bright, comfortable and charming. The Baths serve the bedrooms in style with spacious vanities and undermount sinks, sconce lighting, and custom tiled showers.

PORCH

This spacious Back Porch provides an outdoor living space just steps from the comfort of indoors. With room for outdoor sofas, a grill and a firepit this Back porch is easily an additional living space to be enjoyed. This home blurs the lines between the indoors and outdoors with this fabulous 12x20 screened in Back Porch. Outdoor ceiling fan, recessed lighting, plumbing for a gas grill and previously installed electricity and cable add to the comfort of the space.

BACK YARD

Well-maintained green space is fully fenced in, ideal for a run down the elongated side yard with the family pup or a game of ball. Step off the Back Porch to enjoy the feel of lush grass underfoot, wrapping around all sides of the property. No rear neighbors and lush trees beyond the fence line make for a peaceful outdoor setting. A look back on the property is just as impressive as the front. Illustrating the expansive Back porch and Back Yard that encompass the truly one-of-a-kind home.





PRIVATE

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virtual tour



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NO ONE DOES MORE



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