

A LEGACY OF SERVING



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*Luxury*

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# A STORYBOOK HOME

## *lifestyle*

Commanding one of the most extraordinary vantage points in Flower Mound, this architecturally exceptional, newly remodeled, transitional TX masterpiece rises above nearly 1.1 treed acres with a presence that is both powerful and serene. A secluded retreat, offered for the first time in over 2 decades, with awe-inspiring panoramic hilltop views, boulder and natural landscaping and a backdrop that stretches endlessly across rolling terrain, distant skylines and an ever-changing canvas of golden sunsets few properties can rival.

Experience uncomposed distinction as you ascend the driveway that leads to the remarkable estate with 3 car garage & additional 1,500-square-foot detached workshop with an oversized 4-car garage, fully insulated, climate-controlled & finished with steel cabinetry, custom lighting, speaker system, 220 outlets, Baldhead cabinets with built in TV, Marvin windows and epoxy flooring. Designed with reinforced steel engineering for engine hoisting and specialized storage (including wooden boat suspension), the space also includes two 18-foot doors for oversized vehicles or equipment. A motorized retractable staircase leads to a second-level loft, offering additional climate-controlled storage or workspace. Whether envisioned as a collector's showroom, professional-grade workshop, home business hub, fitness studio, or ultimate retreat, this structure dramatically expands the property's versatility.

The primary suite, surrounded by breathtaking views, is complemented by a 2025 fully remodeled designer en-suite spa bath with soaking tub, zero-entry doorless shower with designer tile and a fully built-out closet system. Engineered hickory hardwoods throughout the open floor plan extend throughout the primary and all downstairs living and dining areas. All beds & baths (one with a zero-entry doorless shower and Geberit wall-hung toilet) are on the 1st floor, with a 724 sq. ft upstairs flex space offering stellar views, including fireworks and a treehouse-like setting through multiple picture windows.

Other recent major upgrades include a 2024 standing-seam metal class 4 roof, windows, HVAC, windows and all exterior trim, delivering exceptional durability, energy efficiency and peace of mind.



The front living area is defined by a striking octagonal design, artfully framing sweeping northwest-facing views while seamlessly connecting you to the private backyard pool retreat. This architectural centerpiece creates a natural flow between indoors and out, ideal for both everyday living and elevated entertainment. Step outside to a resort-inspired setting with a 49' × 13' covered patio and pool that features a built-in, covered, in-water lounging area for relaxation, all thoughtfully enclosed by perimeter fencing to ensure tranquil privacy.

The centralized kitchen is the heartbeat of the home with custom solid cherry cabinets, granite counters, stainless appliances, abundant storage, KitchenAid appliances, Bosch dishwasher, 2-story skylight that floods natural light into the space and an island with cooktop with a view of the 2nd living with decorative fireplace.

Nature becomes part of everyday life here, with hawks soaring gracefully overhead and deer quietly taking shortcuts across the property to the Corp of Engineers easement across the street. Just moments away, enjoy direct access to Lake Grapevine and the renowned Northshore Trails, offering miles of scenic hiking, biking, and lakeside exploration.

Despite its sense of seclusion, the property remains exceptionally convenient, located just 20 minutes from DFW International Airport. Tucked within Hidden Valley Country Estates, one of Flower Mound's most coveted and established communities, this residence offers both privacy and prestige, served by highly regarded Flower Mound schools and free from HOA restrictions. An exceptional setting to begin your next chapter and bring your vision of elevated living to life!



“WE’VE HIGHLIGHTED A  
CURATED SELECTION OF  
ROOMS THROUGHOUT THE  
HOME TO SHOWCASE THE  
THOUGHTFUL UPGRADES,  
CUSTOM FINISHES, AND  
ARCHITECTURAL DETAILS THAT  
MAKE THIS PROPERTY TRULY  
EXCEPTIONAL. WHILE EVERY  
SPACE OFFERS ITS OWN  
UNIQUE CHARM, THESE  
FEATURED AREAS PROVIDE A  
CLOSER LOOK AT THE  
CRAFTSMANSHIP, DESIGN  
INTENTION, AND LIFESTYLE  
MOMENTS THAT SET THIS  
HOME APART.”





THE CENTRALIZED KITCHEN IS THE HEARTBEAT OF THE HOME WITH CUSTOM SOLID CHERRY CABINETS, GRANITE COUNTERS, STAINLESS APPLIANCES, ABUNDANT STORAGE, KITCHENAID APPLIANCES, BOSCH DISHWASHER, 2-STORY SKYLIGHT THAT FLOODS NATURAL LIGHT INTO THE SPACE AND AN ISLAND WITH COOKTOP WITH A VIEW OF THE 2ND LIVING WITH DECORATIVE FIREPLACE.





THE PRIMARY SUITE,  
SURROUNDED BY  
BREATHTAKING VIEWS, IS  
COMPLEMENTED BY A 2025  
FULLY REMODELED DESIGNER  
EN-SUITE SPA BATH WITH  
SOAKING TUB, ZERO-ENTRY  
DOORLESS SHOWER WITH  
DESIGNER TILE AND A FULLY  
BUILT-OUT CLOSET SYSTEM.



ALL BEDS & BATHS  
(ONE WITH A ZERO-  
ENTRY DOORLESS  
SHOWER AND GEBERIT  
WALL-HUNG TOILET)  
ARE ON THE 1ST  
FLOOR,



A 724 SQ. FT  
UPSTAIRS FLEX SPACE  
OFFERING STELLAR  
VIEWS, INCLUDING  
FIREWORKS AND A  
TREEHOUSE-LIKE  
SETTING THROUGH  
MULTIPLE PICTURE  
WINDOWS.





THE FORMAL DINING ROOM SHOWCASES PICTURESQUE VIEWS FRAMED BY TALL WINDOWS, COMPLEMENTED BY REFINED PANELING AND DESIGNER LIGHTING FOR AN ELEGANT, INVITING ATMOSPHERE.

THE OCTAGONAL FRONT LIVING AREA HIGHLIGHTS NORTHWEST VIEWS WHILE SEAMLESSLY CONNECTING TO A RESORT-INSPIRED BACKYARD WITH A POOL





ENGINEERED  
HICKORY  
HARDWOODS  
THROUGHOUT  
THE OPEN FLOOR  
PLAN EXTEND  
THROUGHOUT  
THE PRIMARY  
AND ALL  
DOWNSTAIRS  
LIVING AND  
DINING AREAS



THE CENTRALIZED KITCHEN IS THE HEARTBEAT OF THE HOME WITH CUSTOM SOLID CHERRY CABINETS, GRANITE COUNTERS, STAINLESS APPLIANCES, ABUNDANT STORAGE, KITCHENAID APPLIANCES, BOSCH DISHWASHER, 2-STORY SKYLIGHT THAT FLOODS NATURAL LIGHT INTO THE SPACE AND AN ISLAND WITH COOKTOP WITH A VIEW OF THE 2ND LIVING WITH DECORATIVE FIREPLACE.





# Geller's Favorites!

*“Our private backyard feels like a hidden retreat, with a pool that truly feels like swimming in the woods.”*

We have loved how the house has such a wonderful open feel, sprawling from end to end with a beautifully centered kitchen. The second-story skylight brings in natural light during the day, while the custom lighting adds warm highlights with many configurations. The solid cherry cabinets, with their thoughtful design features, bring natural beauty alongside the granite countertops and stone backsplashes. The main living areas offer marvelous panoramic views that make it very conducive to staying awhile.

The primary retreat is tucked away around the corner of a hallway and opens to those amazing panoramic views as well. We love the xeriscape at the bottom of the driveway, and the natural boulders with live moss that continue up the driveway are spectacular when wet. The entrance area especially lends itself to native Texan landscaping, and the natural Post Oak trees are wonderful both front and back.

Over the years, we've had deer, geese, ducks, hawks, an occasional guinea, and even an emu. Sitting on the front porch with the dogs and a glass of wine while watching the sunset is spectacular. We love our private backyard with the pool that feels like you are swimming in the woods. You can be in the pool or relaxing in the shade under the covered patio.

We enjoy all that Flower Mound has to offer, especially the short drive to DFW Airport and being able to walk to the lake trails from the house. Our children attended Liberty Elementary, McKamy Middle School, and Flower Mound High School, all of which were superior. Hidden Valley Country Estates is such a unique area—tucked away enough to offer peaceful living with quiet open spaces, rolling hills, and lovely streets for biking, strolling, and walking. The diversity of horse properties adds wonderful character with ponies, horses, alpacas, and now longhorns. Neighbors are friendly and welcoming, and the overall feel is relaxed, private, and truly special.



# Features

## Setting & Views

- Hilltop estate on nearly 1.1 treed acres
- Panoramic sunsets, rolling terrain & distant skyline views
- Natural boulder landscaping & exceptional privacy

## Kitchen

- Custom cherry cabinetry
- Granite counters
- Double ovens
- Island with cooktop
- Two-story skylight
- KitchenAid & Bosch stainless appliances
- Views into second living area

## Primary Suite

- Sweeping hilltop views
- 2025 designer spa bath with soaking tub
- Zero-entry doorless shower
- Custom closet system

## Interior Flooring & Layout

- Engineered hickory hardwoods throughout main level
- Open floor plan connecting all first-floor bedrooms & baths
- Zero-entry bath with Geberit wall-hung toilet
- 724 sq. ft. upstairs flex space with treehouse-like views, fireworks vistas & picture windows

## Living Areas

- Octagonal Front Living Area
- Northwest views
- Seamless flow to backyard
- Second Living Area
- Decorative fireplace
- Views from kitchen

## Backyard & Outdoor Living

- Resort-inspired pool with in-water seating
- 49×13 covered patio
- Multiple lounging areas
- Perimeter fencing for privacy & elevated entertaining



#### Garages & Workshop

- 3-Car Garage (House)
- UV charger
- Custom built-ins
- 1,500 sq. ft. Workshop / Oversized 4-Car Garage
- Fully insulated & climate-controlled
- Steel cabinetry & integrated ceiling lighting
- Epoxy flooring
- Marvin windows
- 220V outlets
- Motorized retractable staircase to loft
- Two 18' doors
- Reinforced steel for engine hoists
- Specialized storage
- Ideal for collector showroom, home business, studio, or retreat

#### Nature & Location

- Hawks & deer frequently seen
- Minutes to Lake Grapevine & Northshore Trails
- 20 minutes to DFW Airport
- Hidden Valley Country Estates
- Flower Mound schools
- No HOA



# *Recent Updates (Past 5 Years)*

## HVAC (All American Standard • With Warranties)

1. April 2023 – 16 SEER (2-stage Gold)  
Northside including secondary bedrooms
2. June 2024 – 20 SEER (Multi-stage Platinum)  
Southside including primary suite, kitchen, breakfast room, and remainder of downstairs
3. July 2025 – 17 SEER (2-stage Gold)  
Upstairs living area
4. July 2018 – 17 SEER (Variable-speed Gold)  
Detached 2-story workshop / multi-purpose building

## Smart Home Features

- Google Nest cameras & smoke detectors
- WiFi-enabled garage doors (all 4: house + workshop/multi-purpose building)
- WiFi thermostats
- WiFi exterior lighting
- Rachio smart sprinkler system

## Windows

- Marvin wood casement windows in breakfast room, kitchen, northside bathroom, and detached workshop/multi-purpose building
- All remaining house windows, including upstairs living, new in 2025

## Flooring

- Extensive hickory wood flooring throughout – new in 2024
- New superior vinyl flooring in upstairs living area

## Painting

- Interior: extensive walls & trim – 2025
- Exterior: all exterior trim on house and workshop/multi-purpose building – 2025

## Staircase

- Fully rebuilt staircase with new maple treads, risers, trim, and a contemporary maple + stainless-steel railing – new in 2026



### Upstairs Living Area

Picture windows, premium vinyl flooring, trim work, paint, and lighting fixtures – all new in 2025

### Baths

North Bath – All new in 2023 (custom design, zero-entry doorless shower, wall-hung toilet)

Primary Bath & Closet – All new in 2025 (custom design, custom closet system)

### Appliances

LG Washer/Dryer – June 2024

### Fence

DogWatch “Hidden Fence Systems” – invisible containment fence for front and back yards

### Roof

All-new Class 4 metal roof – house and workshop/multi-purpose building – 2024

### House 3-Car Garage

All new finishes in 2025, including:

- Epoxy flooring
- Newly painted custom cabinets & workstation
- Insulation
- Smooth-textured & painted drywall
- Updated lighting
- New garage doors & motors

### Planters

Front tall planters are fully irrigated for effortless maintenance. All planted pots at the front and back of the home are negotiable.

### Detached Workshop / Multi-Purpose Garage

See next page





Tucked far back on the property for exceptional privacy, this custom-built workshop is far more than a garage—it's a purpose-built creative and mechanical space designed for serious projects and limitless possibilities.

The oversized structure measures approximately 60' x 25' (about 58' x 23' interior) and features two 18-foot garage doors, allowing easy access for large vehicles, boats, or equipment. The building was engineered with reinforced steel structural elements, specifically designed to support engine hoisting and the suspension of large wooden boats during restoration, making it ideal for automotive or marine enthusiasts.

Inside, the workshop combines durability with thoughtful design. The space features professional-grade epoxy flooring, custom lighting, and premium steel cabinetry and workbench systems by Baldhead Cabinets. A built-in TV and Bose speaker system create an environment where work and relaxation blend seamlessly.

Natural light enters through high-quality Marvin windows, while the entire structure is fully insulated with 2x6 walls and insulated garage doors and kept comfortable year-round with climate control. Multiple 220V outlets support heavy-duty tools and equipment, making the space ready for serious craftsmanship or small business operations.

Above the main workspace, a motorized retractable staircase leads to a spacious loft offering several hundred square feet of additional storage or project space. Originally designed as a workshop for restoring antique cars and building wooden boats, the space easily adapts to a wide range of uses. It could serve as:

- A collector's dream garage
- A professional-grade workshop
- A home-based business space
- A fitness studio or home gym
- An art or maker studio
- A private retreat, entertainment space, or ultimate "man cave"
- A hangout space for family and friends

With its rare scale, thoughtful construction, and private setting, this workshop offers a level of versatility and craftsmanship that is difficult to find and even harder to recreate.

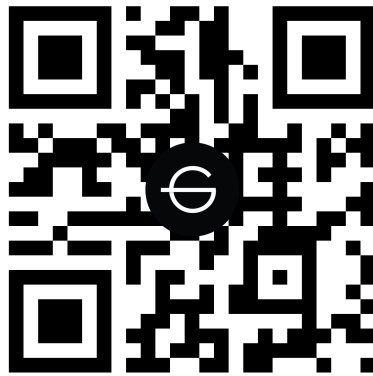




# *School Information*

The schools serving 3812 Valley View Lane are part of the highly regarded Lewisville ISD, known for strong academics, supportive teachers, & a wide range of programs that help students thrive, families in this area benefit from access to Liberty Elementary, McKamy Middle School & Flower Mound High School, all well-known for their engaged staff, community involvement, & consistent performance, these campuses offer everything from advanced academics to award-winning fine arts & competitive athletics, creating opportunities for students with a variety of interests, the district's commitment to innovation, student well-being & real-world readiness has made it one of the most respected in North Texas, living here offers the advantage of excellent schools paired with a close-knit community feel, making education a true strength of the location.

- Elementary: Liberty Elementary (K-5)
- Middle: McKamy Middle School (6-8)
- High: Flower Mound High School (9-12)



LISD - OFFICIAL WEBSITE

SCHOOL ZONING AND ASSIGNMENTS OFTEN CHANGE, SO IT'S BEST TO VERIFY DIRECTLY THROUGH THE SCHOOLS OFFICIAL WEBSITE FOR THE MOST UP-TO-DATE INFORMATION ON ENROLLMENT, CALENDARS, AND CAMPUS DETAILS.



## *Average Utilities*

Gas (Atmos Energy)

- Average: \$170.72 / month

Water, Trash & Recycling (Town of Flower Mound)

- Average: \$277.15 / month

Electric (TXU Energy via Oncor)

- Average: \$531.75 / month

Internet (Frontier)

- Average: \$118.37 / month



THIS FULL-SIZE LAUNDRY ROOM IS BATHED IN NATURAL LIGHT FROM TALL, PICTURESQUE WINDOWS THAT OVERLOOK TRANQUIL, TREE-FRAMED SCENERY, MAKING EVERYDAY TASKS FEEL ELEVATED.



## *Convenient access to dining, shopping, and entertainment!*

3812 Valley View Lane sits in one of Flower Mound's most enviable locations, offering the rare blend of peaceful country-estate living with true everyday convenience. The home is tucked away in Hidden Valley Country Estates, giving you quiet streets, rolling hills, & a sense of privacy that feels worlds away, yet you're only minutes from everything that matters. One of the biggest advantages is the incredibly short drive to DFW Airport, making travel effortless whether it's a quick business trip or welcoming family home for the holidays. The property is also perfectly positioned near the lake, with trails you can walk to right from the house, giving you instant access to nature, sunsets, & the outdoor lifestyle Flower Mound is known for. Shopping, dining, parks, & top-rated LISD schools are all within easy reach, creating a location that truly offers the best of both convenience & tranquility. Scan the QR codes for additional details on nearby shopping, dining, entertainment, and lifestyle conveniences.



FLOWER MOUND OFFICIAL WEBSITE



THE SHOPS AT HIGHLAND VILLAGE

WHILE WE MAKE EVERY EFFORT TO ENSURE THE INFORMATION PROVIDED IN THIS LISTING IS ACCURATE AND RELIABLE, IT IS THE RESPONSIBILITY OF THE BUYER AND BUYER'S AGENT TO VERIFY ALL LISTING DETAILS INDEPENDENTLY INCLUDING SQUARE FOOTAGE, MEASUREMENTS, TAXES, EXEMPTIONS, UTILITY PROVIDERS, SCHOOLS, EASEMENTS, FEATURES ETC.





