

# 1606buckthorne.com

## Detailed Property Description & Property Updates

1. Roof replaced in 2021 (\$39,000) - Class 4 Asphalt Shingles
2. Two new water heaters were installed upon home purchase in 2017 (50 gallons each?)
3. Two new complete HVAC systems - one in 2019 and one in 2020 - installed (\$30,000 total)  
Lennox Elite XC16 (2-Ton) 16 Series Two-Speed Air Conditioning with Variable Speed Gas Furnace Complete System
4. Installed Solar Panels 2018 - \$22,000 7.5 kw install, 6000 watt Solar Edge Inverter, 29 solar panels, Renesola 260 watt, and Generates 750-900 kWh of power a month.
5. New hardwood floors installed in office space and living room upon purchase in 2017
6. New rugs were installed throughout the rest of the house upon purchase in 2017
7. Upgraded 2 of 3 toilets in 2021
8. For electric vehicle owners, there is an AC outlet in the garage for charging

Hidden away on a quiet street in prestigious Lovejoy ISD, this home evokes a sense of tranquil privacy. This energy-efficient home features 29 solar panels that generate approximately 750-900 kWh a month, an electric vehicle charging station, updated HVAC systems, and hot water heaters, a covered front patio, extensive crown molding, hardwoods throughout, tile floors and backsplash, soft archways throughout, high ceilings, three living areas, a walking bridge, an open kitchen that enjoys solid surface counters, GE appliances, four-burner glass cooktop, open dining into the family room, a wood-burning fireplace, 7.5' wood mantel shelf, an oversized owner's suite, jetted tub and glass shower, three-car garage, stonework landscaping, and an outdoor open living patio to enjoy the weather.

### Front Elevation -

Located on a quiet street on an oversized corner lot. The house has west exposure on the front elevation: a traditional brick home with a whimsical curved concrete sidewalk; large arched brick 8' x 7' entry alcove with 15' ceilings, inset into the brick is an address plaque, and two carriage lamps are mounted to the brick columns, oversize 25' x 7' x 9' covered brick porch, natural stone encapsulates the home to the chair rail level; matching natural stone brick around wooden columns; the majority of the house is attractive brick with brick soldiering and arched brick details with stone keycaps above the alcove and window; large flowerbeds around the home and trees with professionally landscaped plants and stone and brick bed surround.

### Entry (11' x 8' x 18') -

Cross the threshold through a richly stained wooden door with a circular leaded flemish glass window; flanked by two sidelight windows and an external glass door; above is a large 5' transom arched window; positioned on the right of the entry through a 7' soft archway is the front living area or study; on the left is the formal dining area through a 7' soft archway; across from the entry is a coat closet and the stairway leading to the secondary bedrooms; the entry opens into the formal living area; above the entrance is lofted by the secondary bedroom living area game room off the walking bridge hallway; the entry is framed with 5" painted crown molding; hanging from the center of the ceiling is an extended brass chain with a glass and brass chandelier with six candlestick lights.

### Front Living Area or Study (12' x 11' x 9') -

Positioned off the front entry through a 7' soft archway; 4 1/2" large plank richly stained engineer hardwood floors; framed with stained shoe molding and 3 1/2" painted baseboard molding; the walls have a light orange peel texture with

a designer color paint; large 6' x 6' picture window providing views of covered porch and front landscaped yard; the walls are framed with 4 1/2" painted crown molding; the ceiling has a light orange peel texture with a light ceiling paint; 4 electrical outlets and three wall switches.

#### Formal Dining Area (11' x 11' x 9') -

Located to the left of the front entry through a 7' soft archway; the floors are 4 1/2" richly stained engineered hardwood floors; framed with stained shoe molding and 3 1/2" painted baseboard molding; the walls have a light orange peel texture with a neutral color paint; arched pass-through doorway leads into pantry hallway and the kitchen; large windows overlook the front yard and landscaping; covered with 2" painted wood blinds; three additional 2' x 2' windows at eye level provide views of side yard; the walls are framed with 4 1/2" painted crown molding; the ceiling has a light orange peel texture with a light ceiling paint; in the center of the ceiling is trayed upto the 9' ceiling height; hanging from the center of the ceiling from a brass chain is a 10 candlestick light brass chandelier; one wall light switch and four electrical outlets.

#### Living Room (17' x 15' x 18') -

Positioned off the main entrance just passed the open stairway landing; through two 8" soft archways; 4 1/2" richly stained engineered hardwood floors framed by stained shoe molding and 3 1/2" painted baseboards; the walls have an orange peel texture with a neutral color paint; 29' window provide views of back patio and yard covered with 2 1/2" painted blinds; sizeable wood-burning fireplace with gas start; brick surround with brick soldiering details; raised brick sitting hearth; stacked wood mantle shelf with fluted and raise molding details; to the right of the fireplace is a inset arched entertainment alcove; on the left of the fireplace is an arch pass-through into the owner's suite hallway; the living room is open to upstairs walking bridge through two 6' soft archway openings and the kitchen through a raised arch passed through bar with solid service countertops and painted trim molding; The ceiling has a light orange peel texture with a light ceiling paint; hanging from the center of the ceiling is a five wooden blade painted ceiling fan with brass accents and four clear shades.

#### Kitchen (12' x 13' x 9') -

Position between the formal dining area and the main living area; the floors have a 12" x 12" natural color tile placed in a square pattern framed by painted 3 1/2" baseboard molding; the walls have a light orange peel texture with a neutral color paint; richly stained wood cabinets; Kohler double basin sink with vegetable aerator, brush nickel faucet and sprayer; solid surface antibacterial countertops with a 6" chisel edged tile backsplash; above the sink is a soft archway pass-through bar with antibacterial solid surface countertops; above on the right of the sink are two 42" richly stain cabinets with fluted accent trim; a refrigerator alcove with two additional cupboards above; below the sink area are two 36" cabinets; on the left is a GE nautalist black dishwasher; on the right are four large pull out drawers and a 36" storage cabinet with one shelf; ample L-shaped counter space with glass 4 burner cooktop and built-in desk; above the cooktop is 6" chisel tile backsplash placed in a square pattern with two small 2' under cabinet windows providing views of side yard; a spacemaker microwave that is vented to the exterior with two additional storage cabinets above; on the right of the cooktop are three 42" cabinets with three shelves; on the right are two additional 42" cabinets; below the counter level is a GE black oven; on the right is one pull out drawer and a 36" cabinet; in addition is a built-in desk with chair alcove and one pull out drawer; three pull out drawers with solid surface antibacterial countertop; on the right of the oven is one additional pull out drawer and a 36" cabinet; the continuous counter space makes an L shape with 6" chiseled tile backsplash; four additional 42" cabinets with fluted trim details; below are two large drawers and four 36" cabinets; in the center of the room is an island with two large pull out drawers and four 36" cabinets below; the island has antibacterial solid surface countertops; the kitchen is connected to the formal dining area through a small hallway providing access to the utility room as well as a double door pantry with five painted shelves.

#### Open Breakfast Nook (9' x 13' x 9') -

Open to the kitchen and the living area through an 8' soft archway; the floors are 12" x 12" neutral color tile framed with 3 1/2" painted baseboards; the walls have a light orange peel texture with a neutral color paint; large double window provides views of side yard in an alcove with painted sitting bench; the ceiling has a light orange peel texture with a light ceiling paint color; hanging from the center of the breakfast nook is a pendant light with a red blown glass shade; raised six-panel door provides access to 3 car garage; and a single pane french door allows access to the large open backyard patio.

#### Utility Room (6' x 5' x 9') -

Located off the pantry hallway in between the formal dining room and kitchen through a six-panel painted door with 3" painted surround trim molding; the floors have 12" x 12" neutral color tile placed in a square pattern framed by 3 1/2" painted baseboard molding; the walls have an orange peel texture with a neutral color paint; the full-size washer-dryer area with a 220 plug; above the washer-dryer area is a large hanging clothes rod with a painted shelf above; the ceiling has one dome light and an exhaust fan; one electrical outlet and two wall-mounted switches.

#### Owner Suite (16' x 14' x 10') -

Located off the family room through a soft archway, pass-through hallway through a six-panel painted door with bronze-tone hardware and 3" surround trim molding; The floors have a carpet with thick foam pad framed with 3 1/2 inch painted baseboard molding; the walls have a light orange peel texture with a neutral color paint; the east wall has two large picture windows and flanked by two smaller windows on the side providing views of the backyard covered with 2" painted blinds; enter the owner's bathroom through two raise panel painted double doors with bronze-tone hardware in 3" painted surround trim; the ceiling is arched to the 10' level; hanging from the ceiling is a painted ceiling fan with brass accents five blades and four glass shades; six electrical outlets to wall-mounted light switches and a Nest thermostat.

#### Owners Bathroom 13' x 9' x 9' -

Positioned off the owner's bedroom through double raise panel painted doors with oil rubbed bronze-tone hardware and 3" painted surround trim molding; the floors are 12" x 12" neutral color porcelain tile placed in a square pattern framed with painted 3 1/2" baseboard molding; the walls and ceiling have an orange peel texture with a neutral color paint; large vanity with dual sinks with cultured marble countertops and backsplash; above is a large wall-mounted mirror with two wall-mounted light fixtures and hand towel loop; below are three large pull out drawers and two 36" storage cabinets; prominent cultural marble royal jetted tub with seat and cultured marble surround; the tub has chrome faucet with brass accents; glass-enclosed cultured marble shower with chrome and brass accident control arm, shower head and floor drain; the large walk-in closet is positioned off the owner's bathroom; additional per door provides access to the water closet with a porcelain commode.

#### Guest Bedroom Hallway (26' x 4' x 9') -

Located between the family room and the open staircase providing access to the downstairs guest bedroom and guest bathroom; 12" x 12" neutral color tile framed with 3 1/2" painted baseboard molding; the walls have a light orange peel texture with a neutral color paint; two 8' soft archways provide access into the main family room, and one soft archway pass-through into the guest bedroom area; one large under stair storage closet with long clothing rod and painted storage shelf; additional doors into the guest bedroom and guest bathroom; the ceiling has one recessed light and one dome light; three electrical outlets and two wall switches.

#### Guest Bedroom (12' x 10' x 9') -

Positioned off the guest bedroom hallway through a six-panel painted door with 3" painted surround trim molding and brushed nickel hardware; the floors have a thick carpet with foam pad framed with 3 1/2" painted baseboard molding; the walls have a light orange peel texture with a neutral color designer paint; a large window provides views of the covered patio and front yard area covered by 2" painted wood blinds; double doors open into bedroom closet with large clothing rod and painted shelf above; additional door provides access into the guest bathroom; the ceiling has a light orange peel texture with a light ceiling paint color; in the center of the ceiling is a three wooden blade brushed nickel ceiling fan with dome light; for electrical outlets and two wall switches.

#### Guest Bathroom (9' x 5' x 9') -

Positioned off the guest bedroom hallway through a six-panel painted door with oil rubbed bronze-tone hardware and 3" painted surround trim molding; the walls have a light orange peel texture with a neutral color paint; culture marble sink and countertops with 4" backsplash; under the countertops are two large 36" cabinets; above the sink area is one large wall-mounted mirror and one wall-mounted chrome light fixture with four bulb lights; porcelain Kohler commode; large porcelain tub and shower; with 4" white tile surround with the chrome control arm, tub faucet, showerhead, and floor drain; one large transom window above eye level; one chrome wall mounted bath towel bar in one wall mounted hand towel loop; additional door provides access into the bedroom; the ceiling has one exhaust fan; one electrical outlet and two wall-mounted switches.

#### Stairwell-

Located off the formal entry positioned open to the guest bedroom hallway and living area; carpeted starter step with richly stained handrail with painted spindles; 16 steps and risers; hanging above is a brass chain chandelier with three candlestick lights.

#### Bedroom Number Three (11' x 12' x 10') -

Located at the top of the stairs through a six raise panel painted door with oil rub bronze-tone hardware and 3" painted surround trim molding; the floors have continuous carpet with thick foam pad framed with 3 1/2" painted baseboard molding the walls have an orange peel texture with a neutral color paint; one large window provides views of the front yard covered with 2" painted wood blinds; the bedroom is open to the vanity area, linen closet and walk-in closet, additional door provides access into the shared shower and tub area; cultured marble countertop and sink with chrome faucet and 4" backsplash surround; above the countertop is a wall-mounted mirror and chrome wall mounted light fixture with four globe lights; wall-mounted chrome hand towel loop; under the countertops are two richly stained 36" cabinets; shared bathroom area has porcelain Kohler commode; porcelain bathtub with 4" white tile surround; Chrome water control valve faucet shower head and floor drain One exhaust fan in dome light.

#### Bedroom Four (12' x 12' x 10') -

Positioned to the left of the stair landing through a six-panel painted door with 3 1/2" painted surround trim molding; the floors have continuous carpet with thick foam pad framed with 3 1/2" painted baseboard molding; the walls have a light orange peel texture with a neutral color paint; one large window provides views of the side yard and is covered with 2" painted wood blinds; enter the walk-in closet through a six-panel painted door; the vanity area is open to the room; 12" x 12" neutral color tile framed with 3 1/2" painted baseboards; cultured marble sink and countertops with 4" surround backsplash; above the sink is a large wall-mounted mirror with wall-mounted chrome light fixture with four dome lights; below the countertops are two 36" richly stained cabinets; access the shared tub and bathroom area through a six-panel painted door.

#### Walking Bridge Hallway (21' x 3' x 8') -

Located off the stairway landing providing access to the third living area or game room; the hallway is lofted open to the formal entry and stairwell on one side; the other side is open to the main family area below through two 5' soft archways; the floor is continuous carpet with thick foam pad framed with painted 3 1/2" floor molding.

#### Secondary Bedroom Living Area or Gameroom (19' x 12' x 10') -

Just off the walking bridge, open to the main entry area via a 10' soft archway loft with spindle railing and richly stained handrail; continuous carpet with thick foam pad framed with 3 1/2" painted baseboard molding; the walls have a light orange peel texture with a neutral color paint; in the center of the ceiling is a painted ceiling fan with five blades and brass accents and for glass shades; large game room storage closet (8' x 4' x 8') through a six-panel painted door; five electrical outlets and two wall-mounted switches.

#### Garage (29' x 21' x 9') -

Back entry garage with a large motor court; three-car garage with one double door and one single door; raised concrete parking curb; two chain glide garage door openers: the ceiling has attic access pulldown stairs; two recirculating 50-gallon gas hot water heaters.

#### Backyard Open Patio (14' x 13') -

Open patio with concrete pad overlooking large backyard with grass and is landscaped for privacy.

Sprinkler system- Rainbird sprinkler system.