



3211 Amberwood Ln  
Amberwood Farms  
Prosper

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***Extraordinary Countr Estate  
situated on 3.69 acres located in the  
Gated Community of Amberwood Farms.***

Custom Home offers Impeccable Architecture and Luxury in Design. Surrounded with Beautiful Trees and Lush Landscaping, this property has a Winding Driveway leading to 36' x 36' Barn including Two Horse Stalls and Tackroom.

Sprawling Estate backs to Wilson Creek Tributary. Tree-Lined Pasture is Separately Fenced and ready for Horses.





The moment you walk outdoors you notice the unobstructed view of trees & nature! This property backs to trees and borders Wilson Creek tributary. The resort style oasis backyard features sparkling pool with diving rock and spa with waterfall. Large covered porch with fan and outdoor stone kitchen with attached Lynx gas grill. Full tennis court with fencing and wind screens also has basketball goal on one end. 30' x 15' Pavilion with mounted fan and rope lighting is perfect for parties year round. Sprawling backyard has iron fence. **This luxury custom home offers it all and more!**





The beauty of this property culminates with a picturesque Morton style barn featuring stone accent front. Sliding barn doors are on each end, two horse stalls, tack room, automatic water fill and electricity. 36' x 36' partially covered turnout area. Approximately 2 acres of pasture is separately fenced for multiple horses. Irrigation system has 32 stations and 720' well with 2,500 gallon storage tank. Small fenced area with shade trees can be enclosed garden or dog run. PetSafe invisible underground fencing is installed along front acreage and has control panel and multiple dog collars.



# Distinguishing Features

## Entry/Foyer

- Brick & Stone Faade with Landscaped Walk -up
- Winding Tree-lined Driveway
- Large Front Porch with Arches
- Custom Double Wood Doors with Glass
- 20' Soaring Ceiling in Foyer
- Plantation Shutters, Paneless Windows and Tile Flooring
- Solid Core 8' Doors, 12" Baseboards, Sante Fe Drag Texture

## Family Room

- 16' Vaulted Ceiling with Wood Beams and Ceiling Fan
- Wall of Arched Windows overlooks Pool, Spa & Backyard
- Floor to Ceiling Stone Fireplace with Gas Logs, Custom Wood Mantle and Raised Stone Hearth
- Built-ins with Entertainment Cabinet
- In Floor Electrical Outlet

## Formal Dining

- Stunning Stone Arches with Accent Lighting
- Tray Ceiling with Accent Lighting and Chandelier
- Wall of Paneless Windows
- Built-in Wood Cabinets with Glass Fronts, Drawers and Wine Rack
- Deluxe Crown Molding

## Private Study

- Private Study with French Doors and Hardwood Flooring
- Vaulted Ceiling with Speakers
- Extensive Built-ins with Desk
- Plantation Shutters and Cove Lighting
- Two Walk in Closets with Shelving
- Private Access to Full Bath

## Sun Room

- Wall of Paneless Windows
- Slatted Wood Ceiling with Fan and Ceiling Speakers
- Stone Fireplace with Gas Logs
- Private Outside Access

## Kitchen & Breakfast Area

- Granite Counter Tops, Tile Flooring and Built-in Cabinetry with Spice Rack Cabinet
- Diagonal Tile Backsplash and Under Cabinet Lighting
- Under Mount Triple Basin Sink with Disposal
- Granite Island w/Prep Sink & Disposal has Hanging Pot Rack
- Stunning Stone Arch with Stainless Steel Dacor Gas Cooktop
- Stainless Steel Sub-Zero Refrigerator, Asko Dishwasher, Dacor Double Ovens (Convection) & GE Profile Built-in Microwave
- Large Walk in Pantry
- Open Breakfast Area with Crown Molding
- Wall of Paneless Windows and Chic Lighting
- Built-in Bench with Storage and Granite Top Table
- 8' x 7' Workstation/Office located off Kitchen has Shelving and Counterspace, Versatile Area

## Master Retreat

- Private Master Suite has Deluxe Crown Molding, Sitting Area with Bay Window and Plantation Shutters
- Tray Ceiling with Ceiling Speakers
- Master Bath has Separate Vanities and Crown Molding
- Jetted Tub, Separate Tiled Shower with Dual Heads, Body Sprays and Bench
- His and Hers Walk-in Closets with Built-ins

## Game Room

- Game Room with Hardwoods, Tray Ceiling, Fan and Speakers
- Built-in Bookcase and Storage Closet
- Wet Bar with Granite Counter, Cabinets and Sink, Mini Fridge can be Installed
- Walk in Access to 2 Attics
- In Floor Electrical Outlet

## Media Room

- Vaulted with Ceiling Fan and Ceiling Speakers
- Hardwood Floors
- Built-in Storage Cabinets
- Desk/Sewing Corner with Counter and In-Wall Drawers

# Distinguishing Features

## Secondary Bedrooms

- Two Secondary Bedrooms on Main Level, each with Separate Full Baths, Walk in Closets and Crown Molding, One with Built-ins and Window Seat
- Additional Secondary Bedroom on 2nd Level with Sitting Area, Walk in Closet, Crown Molding and Separate Full Bath

## Utility Room

- Separate Utility Room with Separate Entry to Garage
- Full Size Washer and Dryer Area
- Built-in Cabinetry, Sink, Shower and Room for Freezer or Extra Refrigerator
- Walk in Storage Closet

## Garage

- 4 Car Garage is Oversized with New Epoxied Floor and Separate Outside Entry
- Work Area has Workbench, Cabinets and Sink
- Insulated Closet in Garage
- Central Vacuum System with 30' Hose

## Outdoor Experience

- 31,000 Gallon Pool and Raised Spa with Waterfall and Diving Rock
- Pool and Spa Heater
- Large Covered Porch with Speakers and Ceiling Fan
- Outdoor Stone Kitchen has Counter and Attached Gas Lynx Grill
- Tennis Court with Fencing and Wind Screens, Basketball Goal at one end
- 30' x 15' Pavilion with Mounted Ceiling Fan and Rope Lighting Installed
- Iron Fencing

## Barn

- Morton Barn with 2 Horse Stalls, Tack Room, Automatic Water Fill and Electricity
- Workshop and Storage Areas
- 32 Station Irrigation Controller, 720' Well with 2,500 Gallon Storage Tank

## Updates

- Roof and Gutters—2017
- Exterior Paint—2017
- Garage Painted & Floor Epoxied—2017
- Pool and Spa Heater—2016
- Spa Controls—2016
- Pool and Spa Light—2016
- Tennis Court Resurfaced—2016
- Tennis Net and Wind Screens Replaced—2016
- Fencing Repainted—2016
- New Igniters Installed on Lynx Gas Grill—2016
- ProSear Burner Replaced on Lynx Bas Grill—2016
- Navien High Capacity Tankless Water Heater—2016
- 4 Carrier Puron HVAC Systems with Air Cleaners/Handlers, Coils Replaced—2010-2012

## Upgrades

- Engineered Concrete Post Tension Slab with 12" Piers Drilled to 20' or Rock, whichever comes first
- 18" Cellulose Insulation in Ceiling rated R-38
- Humidifier with Humidistat in Master Bedroom and Study
- Whole House Audio System, 6 Zones with Russound Amplifier capable of playing 4 Sources
- Cat5 Cable, TV Satellite and Telephone Cable Drops to all Rooms connected to Hub in Wiring Closet in Study



# \$1,199,000

**4 Beds / 4 Baths / Family / 2 Dining / Sun Room\* / Game / Media / 2 Stall Barn / Pool & Spa / Tennis Court / 4 Car Garage**

MLS:	13630049	Family Room:	23 x 21	Kitchen:	19 x 17	Master:	21 x 15
Subdivision:	Amberwood Farms	Formal Dining:	19 x 14	Breakfast:	12 x 8	Bedroom 2:	14 x 13
Year Built:	2000	Private Study:	22 x 15	Game Room:	24 x 20/2	Bedroom 3:	12 x 11
SF:	5,483/appraiser	Sunroom:	16 x 13 <i>*284' not included in total SF</i>	Media Room:	28 x 21/2	Bedroom 4:	18 x 13/2
Lot:	3.690 acres	Utility:	14 x 10	Workstation:	8 x 7	Garage:	4 Car, Oversized
Schools*:	Prosper ISD	Elementary:	Cockrell	Middle:	Rogers	High School:	Prosper

\*Schools subject to verification through Prosper ISD



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