



470 Summerfield Court
Domain
Fairview, Texas

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KELLERWILLIAMS.
REALTY



This private custom home is situated on a serene 1.5 acre heavily treed, creek lot, on a cul-de-sac street in the Domain subdivision in highly sought-after Fairview.

This custom home features impeccable architecture and attention to detail.

The beautiful stucco façade, cozy front porch and exceptional landscaping make for amazing drive up appeal.

Split 4 car garages with epoxy floors provide ample space for cars, storage or an outdoor gym. Outside entry to the mud room offers additional convenience.

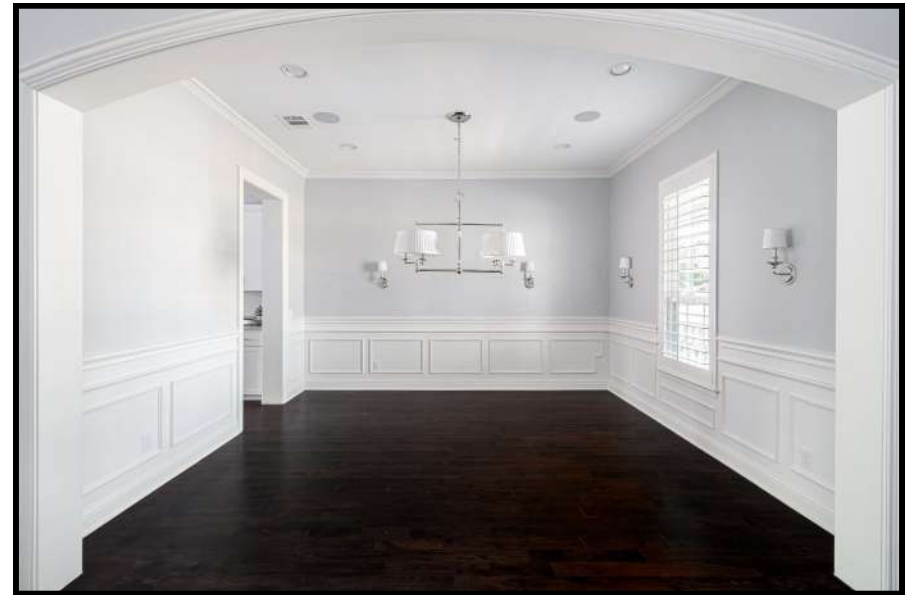




Upon entry into this gorgeous home you are immediately greeted with soaring 20-foot ceilings and a grand sweeping staircase.

Rich hardwood floors, plantation shutters and custom electric blinds, molding, recessed lighting and speakers continue throughout the entire home.

Study or den features accordion glass doors and sconce lights. While the formal dining has a chic chandelier, sconce lights and extensive molding.





Gourmet kitchen is a chef's dream! Gorgeous coffered ceiling and custom cabinetry with under-mount lighting. Stainless steel KitchenAid appliances include commercial 6-burner gas cooktop built-in refrigerator and double ovens. Granite countertops, beautiful subway tile backsplash, farm sink and large island with prep sink leave no detail forgotten. Breakfast area features built-in, granite topped desk and sleek chandelier, all with breath-taking backyard views.





Warm and inviting family room is the perfect place to relax and unwind. The gas log fireplace with wooden mantel flanked by custom built-ins is the focal point of the space. Open to the kitchen, this is a great entertainer's floorplan. Electric blinds raise to allow views of the serene backyard and pool.



The light and bright sunroom is the perfect spot to drink your morning coffee. This space includes built-in cabinetry, granite countertops and sink.

The spacious mudroom directly inside the garage is filled with ample built-in cabinetry and shelving. The additional exterior door provides easy access to outside.

The utility room leaves no detail forgotten. Abundance of built-in cabinetry, granite countertops, sink, island, ironing board and even a cutout for the kitty.

Private master suite is a true owner's retreat. From the back-lit tray ceiling to the private balcony overlooking the backyard, it all helps to create a spacious getaway.

The spa-like master bath features separate vanities with granite countertops, stunning soaker tub and seamless glass shower with triple shower heads. This master bath is completed by two walk-in closets, both with custom built-ins.





Four spacious secondary bedrooms provide plenty of space for family and guests. Each bedroom includes access to an ensuite bathroom and large walk-in closet. The architectural details continue in these rooms with features including stunning custom built-ins and pocket doors. One secondary bedroom is on the main level.



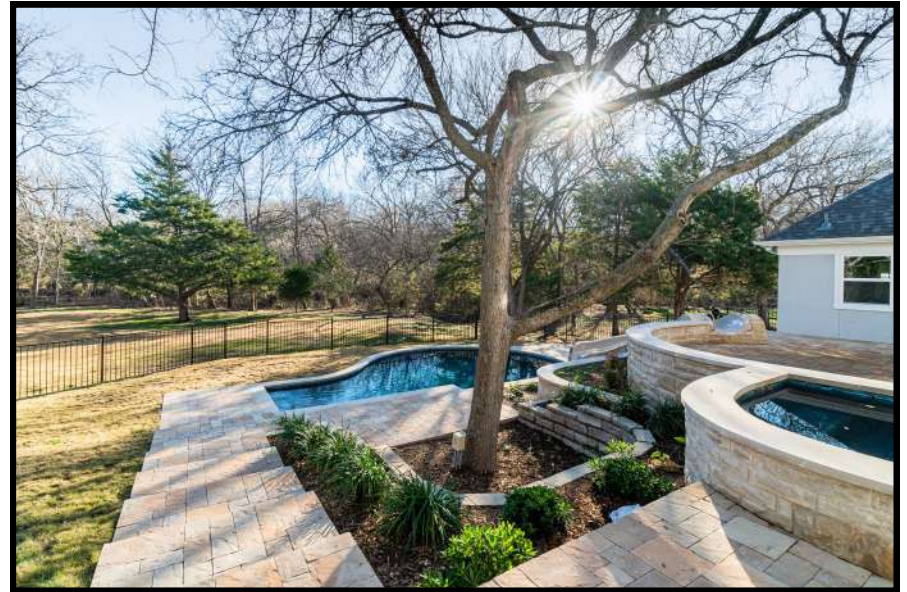


The game room provides a great space to hang out for game night or a movie. Multiple built-ins provide plenty of storage and the stunning vaulted ceiling with beam detailing creates a unique architectural details.

The media room provides an additional versatile living space with the retractable movie screen.

This room includes surround sound speakers, sconce lighting, Epson projector and Control4 Smart Home Automation System.





This luxury custom home on over 1.5 acre lot with resort style backyard offers it all! Slide into the sparkling pool, soak in the spa, or hike down to explore the creek. Relax in the shade of the covered porch while enjoying the views of the sprawling backyard bordered by mature trees. This backyard oasis has plenty of room for entertaining and fun. You won't ever want to leave!



Distinguishing Features

Household Features

- Hardwood Floors
- Solid Core Doors
- Plantation Shutters
- Crown Molding
- Recessed Lights
- Speakers

Entry

- Located on Cul-De-Sac Street Across from Pond
- Stucco Façade with Landscaped Walk-up and Mature Trees
- Custom Faux Double Wood Door
- Soaring 20' Ceiling in Foyer
- Stunning Grand Staircase

Formal Living or Den

- Accordion Glass Doors
- Sconce Lights

Formal Dining

- Sconce Lights
- Chic Chandelier

Sun Room

- Built-In Cabinetry with Granite Counters and Sink
- Concrete Floor

Powder Room/Pool Bath

- Tile Floors
- Granite Topped Vanity
- Door to Patio
- Outdoor Shower

Family Room

- Marble Gas Log Fireplace with Wood Mantle
- Built-in Cabinetry and Shelving Flank the Fireplace
- Paneless Windows with Electric Blinds

Kitchen & Breakfast Area

- Granite Counter Tops
- Built-in Cabinetry with Glass Tile Subway Backsplash and Under Mount Lighting
- Coffered Ceiling
- Farm Sink
- Large Island with Prep Sink and Pendant Lighting
- Stainless Steel KitchenAid
- Commercial Grade 6-Burner Gas Cooktop, Built-In Refrigerator and Double Ovens
- Open Breakfast Area with Built-In, Granite Topped Desk

Master Retreat

- Private Master Suite with Sitting Area and Private Balcony
- Back-Lit Tray Ceiling
- Master Bath with Separate Vanities with Granite Countertops
- Soaker Tub & Large, Seamless Glass Shower with Three Shower Heads, One is Rainfall
- Two Walk-in Closets with Custom Built-Ins

Secondary Bedrooms

- Four Spacious Secondary Bedrooms, all with Hardwood Floors
- Each Bedroom has an Ensuite Full Bathroom

Media Room & Game Room

- Versatile Media Room offers Retractable Screen, Surround Sound, Sconce Lights and Epson Projector
- Spacious Game Room features abundance of Built-Ins and Vaulted, Beamed Ceiling

Outdoor Experience

- Sparkling Pool with Slide
- Covered Porch with Ceiling Fans & Extended Open Patio
- Wrought Iron Fence
- Grassy Play Yard
- Gas Line for Grill
- Property Extends Past Limestone Creek, Great for Exploring

Utility Room/Mudroom/Garage

- Abundance of Built-In Storage and Exterior Door in Mudroom
- Utility offers Built-In Cabinetry, Sink, Granite Countertops, Island and Built-In Ironing Board
- 4 Car Split Garage with Epoxy Floors, Perfect for Cars, Storage or Outdoor Gym
- Pantry Serves as a Tornado Shelter



470 Summerfield Court Domain Fairview, Texas

Updates and Improvements

- Front Porch Pavers 2018
- Septic Air Pump 2018
- Water Heaters 2019
- Roof and Gutters 2019
- Family/Kitchen/Breakfast/Sunroom Blinds 2020
- Southernwind Pool, Spa and Slide 2020
- Backyard Professional Landscaping 2020

5 Beds / 5.5 Baths / Living / 2 Dining / Den / Game / Media / Mud Room / Pool / Grassy Yard / 4 Car Side Garage

MLS:	14493963	Family Room:	22 x 15	Kitchen:	15 x 14	Master:	14 x 15/2
Subdivision:	Domain	Formal Dining:	13 x 12	Breakfast:	15 x 12	Bedroom 2:	
Year Built:	2013	Den:	12 x 12	Sun Room:	12 x 10	Bedroom 3:	11 x 14/2
SF:	4,963/tax	Utility:	12 x 12	Game Room:	13 x 16/2	Bedroom 4:	12 x 13/2
Lot:	1.51 acres	Media Room:	12 x 14/2	Bedroom 5:	14 x 12/2		
McKinney ISD:		McGowen Elementary		Faubion Middle		McKinney High	

*Schools subject to verification through McKinney ISD

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