



724 Dane Road
Van Alstyne
\$1,475,000

Jane Clark
214-802-4680
jlclark@kw.com
www.JaneClarkHomes.com

Cross Timbers is country living at it's finest!
This property boasts a 5,676 square foot main house, 1,993 square foot guest house, grass landing strip, hangar, greenhouse with attached chicken coop, workshop and cattle loafing shed, all on 15+ tree lined acres.

You will find gorgeous features, impeccable architecture and great attention to detail through-out.





Toward the front of the property you will find the building that houses the greenhouse, storage area and chicken coop.

The 14x14 greenhouse has both water and electric, as well as built in shelving and a floor drain.

The chicken coop also has both water and electric, as well as built-in roosting boxes. The coop opens to a run that surrounds a 50x50 fenced in garden with raised beds and drip line irrigation.





To complete the exterior buildings on this fantastic property are the pilot's haven—hangar, workshop and loafing shed.

The 40x60 hangar comes complete with accordion doors, insulation, concrete floors and has two rain water collectors.

The 30x40 insulated workshop features one electric garage door opener and can fit an RV for storage.

Cattle loafing shed a has fenced pen, well and ample space for livestock.



This stunning modern farm house has everything you could want and more!

From the welcoming covered 48-foot wide front porch to the sprawling fenced backyard you will be amazed by the attention to detail that was put into building this custom home.





To enter this custom home you are greeted by a gorgeous wooden front door with glass accents. Quaint study includes a built-in wall unit with beautiful cabinetry, desk and shelving units. Relax by the wood burning stove and stone fireplace in the inviting formal living room. This stunning room features gray built-in cabinetry, shiplap detailing and gorgeous views through the wall of picture windows.





Gourmet kitchen is a chef's dream! Granite countertops, subway tile backsplash & abundance of white cabinetry with under mount lighting make this space light and bright. Large island offers additional storage and prep sink. Monogram stainless steel appliances include: built-in fridge, double ovens and commercial grade 6-burner gas cooktop with griddle. Butler's pantry offers glass accented cabinets with under mount lighting and granite countertops.





Breath-taking family room leaves no detail missed. From the built-in, granite topped hutch or coffee bar with glass door accents to the tin accented wall, decorative lighting and barn door, this charming space is as inviting as they come. The stone, wood burning fireplace and wood plank, beamed ceiling are only rivaled by the spectacular property views.



The main level of this modern farm home includes a craft room, utility room and half bath. The craft room has a wonderful built-in hutch with granite countertop and sink, as well as a large storage closet. This would also make a another great spot to “hang-out” as a family. The spacious utility room features a sink, abundance of built-in cabinetry and marble countertops, while the half bath finishes leave no detail forgotten.





Private master retreat creates a relaxing atmosphere to escape the daily stressors.

This retreat features wood planked, tray ceiling, property views and door to the back patio.

The spa-like master bath has quartz countertops, large tiled shower with double shower heads and oversized soaker tub.

This master bath is completed by two custom walk-in closets.





Three additional guest suites offer children or guests plenty of private space. Each has it's own ensuite bathroom complete with timer controlled vents. One is on the main level, while the other two are up the stairs to the main second floor.





In addition to two guest suites, the main second floor provides two more spacious rooms.

The “bunk room” not only has a stunning window alcove with wood paneling, decorative lighting and built-in shelving, but also a large walk-in closet. This space would be used as another bedroom or place to entertain.

The final room is a private game room where the children or guests can play games or watch movies without disturbing the entire house.



Up a second set of stairs is a second master retreat. This charming space features a vaulted beamed ceiling, sitting area and two closets.

The ensuite hollywood bath offers a furniture style vanity, framed mirror and oversized tub.

This space has definite privacy from the main living space.



Main House Distinguishing Features

Entry

- Board and Batten and Stone Façade with Landscaped Walk-up and Large Front Porch
- Wood Door with Lead Glass Accents
- Gorgeous Millwork

Study

- Built-In Desk with Hutch and Shelving
- Cased Windows
- Ceiling Fan

Formal Living

- Wood Beamed Ceiling
- Wall of Picture Frame, Cased Windows, with Automated Shades
- Stunning Floor to Ceiling Stone Fireplace with Wood Mantel and Wood Burning Stove
- Built-in Shelving Units
- Barn Doors
- Shiplap Detailing
- Surround Sound

Through-Out Home

- Luxury Wood-Like Plank Flooring
- Paneless Windows
- Solid Core Doors
- 8-inch Baseboards
- Recessed Lighting
- Dimmer Light Switches
- Timed-Vents in Bathrooms

Kitchen

- Granite Countertops
- Abundance of Built-In White Cabinetry with Under Mount Lighting
- Subway Tile Backsplash
- Spacious Island has Prep Sink and Stunning Decorative Light Fixtures
- Farm Sink
- Wood Beamed Ceiling
- Stainless Steel Monogram Appliances Include: Built-In Fridge, Double Ovens and Commercial Grade 6-Burner Gas Cooktop with Griddle
- Pot Filler
- Butler's Pantry with Glass Door Accented Cabinetry, Granite Countertops and Subway Tile Backsplash

Dining Area

- Built-In Hutch with Granite Countertops and Glass Door Detailing
- Chic Chandelier
- Granite Topped Half Wall with Additional Storage Cabinetry
- Cased Windows

Family Room

- Vaulted Wood Paneled Ceiling with Center Beam
- Tin Panel Accents with Decorative Lighting
- Floor to Ceiling Stone Wood Burning Fireplace with Hearth and Wooden Mantel
- Built-In Hutch "Coffee Bar" with Glass Door Accented Cabinetry and Granite Countertop
- Cased Windows

Master Retreat

- Private Master Suite features Wood Paneled Tray Ceiling
- Sconce Lighting
- Door to Back Patio
- Cased Windows
- Spa-Like Bath with Framed Mirrors
- Wood Paneled Ceiling
- Oversized Soaker Tub
- Large Walk-In Shower with Dual Shower Heads
- Two Walk-In Closets with Custom Built-Ins

Craft Room

- Built-In Hutch with Sink and Granite Countertop
- Large Closet with Built-In Shelving
- Cased Windows
- Door to Backyard

Main House Distinguishing Features Continued

Secondary Bedrooms

- Three Spacious Guest Suites each with Ensuite Bathrooms, One on the Main Floor and Two on the Main Second Level
- Second Master with Sitting Area, Ensuite Bathroom, Walk-In Closet, Beamed Vaulted Ceiling and Cased Windows up Private Second Stairwell
- Bunk Room features Built-In Window Alcove with Wood Paneling, Decorative Lighting, Built-In Shelving and Large Walk-In Closet

Game Room

- Main Second Level
- Overlooks back Pasture

Utility Room

- Full Size Washer & Dryer Area
- Built-in Cabinetry with Under Mount Lighting, Sink, Marble Countertops and Subway Tile Backsplash
- Cased Window

Outdoor

- Covered Back Patio with Ceiling Fan
- Surround Sound Speakers
- Wood Paneled Ceiling
- Sprawling Grassy Yard
- Pipe Fencing

Garage

- Three Car Oversized Garage with Split Garage Doors
- Epoxy Floors
- Insulated
- Storage Closet
- Sink
- Full Size Washer and Dryer Hookup
- Built-In Mud Room Storage
- Room for Fridge

Other

- Solar Screens
- Sprinkler System Around Front of Main House and Fenced Backyard
- Central Vac
- Foam Insulation
- Well Broad Band Internet



Quick Main House Details

5 Beds / 5.5 Baths / 2 Living / Dining / Study / Game / Craft Room / Bunk Room / Second Master Up / 3 Car Split Garage

MLS:	14465688	Formal Living:	21 x 17	Kitchen:	21 x 17	Master:	16 x 16
Square Footage:	5,676/tax	Study:	11 x 11	Dining Area:	13 x 12	Bedroom 2:	11 x 11
Year Built:	2018	Family Room:	11 x 26	Craft Room:	22 x 14	Bedroom 3:	12 x 16/2
Lot:	15.316 acres	Utility:	9 x 8	Game Room:	18 x 15/2	Bedroom 4:	12 x 16/2
		Garage:	3 Car Split	Bunk Room:	19 x 15/2	Second Master:	33 x 12/2
Van Alstyne ISD:	Bob and Lola Sanford Elementary		Van Alstyne Middle		Van Alstyne High		

*Schools subject to verification through Prosper ISD

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 KELLERWILLIAMS.
 REALTY
 North Collin County
 An Independent Member Broker

Office: (972) 562-8883
Direct: (214) 802-4680
Email: jlclark@kw.com
www.JaneClarkHomes.com

Jane Clark
 realty group



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The guest house continues the modern farmhouse appeal with finish out details and updates.

Sprawling backyard is enclosed with pipe fencing and features a covered porch, the perfect spot to unwind and enjoy nature.

This property also features two rain water collectors.





This is an entertainer's dream open floorplan! The entry flows from the dining area to the chef's kitchen to the inviting family room. The wood burning stove, rich wood beams and tin accent detailing are the focal points of this welcoming space.

Chef's kitchen offers granite countertops, subway tile backsplash and stainless steel appliances.

Family room has crisp, white built-ins offer stylish storage for media equipment, as well as decorative items. Wall of windows look out to back patio and pasture beyond, allowing for great natural light.





Spacious master bedroom features tray ceiling, bathroom access and gorgeous property views.

Full Hollywood style bathroom has additional hall access, barn door, furniture-style vanity with dual sinks and quartz countertop, framed mirror and closet.

Second bedroom with ample space for family or guests.



To round out the guest house living spaces you will find a cozy office with door to patio, a game or craft room with exterior door, butler's pantry with granite topped cabinetry and shelving and utility room with sink, shelving and abundance of space. This home is a wonderful addition to all the property has to offer.



Guest House and Land Distinguishing Features

Guest House

- Brick Façade with Landscaped walk-up and Front Porch
- Luxury Wood Like Plank Flooring through-out
- Open Floorplan Main Living Areas, Perfect for Entertaining

Dining Area

- Wood Beams
- Chic Chandelier

Family Room

- Vaulted Ceiling
- Tin Panel Accents
- Built-In Shelving and Cabinetry
- Wood Burning Stove
- Brick Hearth and Wood Storage Area
- Wall of Windows

Kitchen

- Granite Countertops
- Built-In White Cabinetry
- Subway Tile Backsplash
- Recessed Lighting
- Stainless Steel Appliances Include: Electric Range, Built-In Microwave and Dishwasher

Office

- Ceiling Fan
- Abundance of Natural Light
- Door to Back Patio

Butler's Pantry

- Built-In Cabinetry with Granite Countertop
- Subway Tile Backsplash
- Built-In Shelving with Under Mount Lighting
- Recessed Lighting

Master Bedroom

- Tray Ceiling
- Bathroom Access

Second Bedroom

- Ceiling Fan
- Closet

Bathroom

- Hollywood Style with Barn Door
- Furniture Style Vanity with Quartz Countertop
- Framed Mirror
- Closet

Game Room

- Exterior Door
- Ceiling Fan

Utility Room

- Full Size Washer and Dryer
- Sink with Subway Tile Backsplash
- Shelving
- Recessed Lighting

Outdoor

- Covered Back Porch
- Large Grassy Yard
- Pipe Fencing

Landing Strip

- 1,000-foot Strip to Right of Main House

Hangar

- 40 x 60
- Accordion Doors
- Concrete Floors
- Electric

Workshop

- 30 x 40
- Insulated
- One Electric Garage Door Opener
- Exterior Door
- Ability to fit RV

Greenhouse/Chicken Coop

- 14 x 14
- Floor Drain in Greenhouse
- Built-In Shelving in Greenhouse
- Water in Greenhouse
- Storage Area
- Fenced Garden with Raised Beds

Cattle Loafing Shed

- Enclosed Pen

Other

- Electric Front Gate
- Covered Structure large enough for RV with Electric and Tied to Septic
- Fenced Pasture
- 4 Rain Water Collectors
- Well in Pasture Near Lean To



Quick Details Guest House and Land

2 Beds / 1 Baths / Living / Dining / Game / Hangar / Workshop / Greenhouse / Chicken Coop / Cattle Loafing Shed / RV Carport

MLS:	14465688	Family Room:	19 x 19	Kitchen:	8 x 17	Game Room:	9 x 14
Square Footage:	1,993/appraisal	Dining Room:	13 x 10	Office:	6 x 14	Hangar:	40 x 60
Year Built:	1994	Pantry:	6 x 13	Master:	14 x 14	Workshop:	30 x 40
Lot:	15.316 acres	Utility:	6 x 13	Bedroom 2:	9 x 14	Greenhouse:	14 x 14
Van Alstyne ISD:	Bob and Lola Sanford Elementary		Van Alstyne Middle		Van Alstyne High		

*Schools subject to verification through Van Alstyne ISD

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