



\$640,000

- **Pond with Fountain**
- **Granite/SS Appliances**
- **Nailed Down Hard Woods**
- **Heated Pool with Firepit**
- **3 Car Garage**



206 Strain Lane

Cimarron

Lucas

***Stunning One Level Custom on 2 Acres Offers Elegance in a Country Setting!
Heated Pool with Bubbling Water Feature, Fire Pit, Travertine Deck & Pond.***

Nightscape Lighting, Landscaping includes Pampas Grasses, Palm and Cedar Trees

- Brick Façade with Stone Accents
- Entry Columns w/ Professional Landscaping
- Soaring Foyer w/ Double Crown Molding
- Naildown Hardwoods in Foyer, Dining, Kitchen and Breakfast Nook
- Private Study with French Doors and Full Closet. Could be used as 5th Bedroom
- Formal Dining with Crown Molding, Architectural Niche & Rounded Arches
- Huge Open Family Rm w/Crown Molding
- Floor to Ceiling Stone Fireplace & Raised Hearth with Custom Mantle & Gas Logs
- Paneless Glass Windows offers Abundance of Natural Light in View of Pool, Patio & Pond
- Game Room Vaulted with Ceiling Fan
- Neutral Carpets, Window Treatments and LED Lighting
- Granite Kitchen w/Hardwood Floor
- Large Granite Island & Breakfast Bar with Additional Seating Area
- Pendant Lighting above Island
- Stainless Steel Appliances
- Built In Double Convection Oven and Microwave
- 5 Gas Burner Stainless Cooktop
- Shaker Style Cabinetry with Cut Glass Backsplash
- Large Walk in Pantry with Shelving
- Charming Breakfast Area w/Custom Built Wood Corner Bench Seating
- Oversized Utility Room w/ Sink, Built in Cabinets & Ample Room for Freezer
- Built in Cubbies with Shelving
- Master Suite with Vaulted Ceiling and Electric Black Out Shades
- Paneless Glass Windows with View of Pool and Yard, Custom Walk In Closet
- Lavish Master Bath with His & Hers Vanities, Chic Lighting & Framed Mirrors
- Oversized Walk In Shower w/Dual Shower Heads, Seating and Accent Windows
- Split BRs w/Jack & Jill & Walk in Closets
- Guest Suite w/Full Bath & Walk In Closet
- **Outdoor Experience**
- Riverbend Sandler Heated Pool, Built in Custom Firepit and Travertine Deck 2015
- Nightscape Lighting & Professional Landscaping with Pampas Grasses, Palm and Cedar Trees 2016
- HOA Maintained Pond

Description: 4 Bedrooms / 3 Baths / Living / 2 Dining / Study / Game / 3 Garage / Pool / Pond

MLS:	13493960	Family Room:	20 x 17	Formal Dining:	15 x 12	Master:	17 x 19
Subdivision:	Cimarron	Study:	12 x 12	Kitchen:	12 x 15	Guest Suite:	13 x 12
Year Built:	2013	Game Room:	23 x 16	Breakfast:	12 x 7	Bedroom 3:	15 x 11
Sq. Feet:	3198/Tax	Lot Size:	2.01 acres	Utility:	11 x 10	Bedroom 4:	11 x 11

Schools: Lucas ISD Elementary: Hart Middle: Willow Springs Intermediate: Sloan Creek High: Lovejoy



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KELLERWILLIAMS.

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*Schools subject to verification through Lucas ISD.





**Lucas, Texas Amenities
206 Strain Lane
Cimarron**



This spectacular home is situated on a stunning two acre lot in prestigious Cimarron. Lucas is zoned for top rated Lovejoy ISD which was named “Best in Texas”.

This amazing property is just minutes from the premier North Dallas Equestrian Center, the award winning Medical Center of McKinney, Heard Natural Science Museum and dynamic shopping, dining and entertainment at the Shops At Fairview.