

# GEORGE & NOONAN

REAL ESTATE GROUP

## 1820 BEAM DRIVE, SOUTHLAKE



5

BEDROOMS



6.2

BATHROOMS



0.657

ACRES



4 CAR

GARAGE



7,442

SQFT

### HOME HIGHLIGHTS

- Grande Stately Home with classic design throughout
- Elegant lighting
- Rich hardwood flooring
- Expansive windows providing abundant natural light
- Control4 Home Automation System

### FIRST FLOOR FEATURES

#### FOYER / FORMAL LIVING

- Natural stone & inlay wood foyer
- Custom wood mouldings
- Elegant iron & crystal chandelier
- Grande wood & iron curved staircase
- Gleaming wood flooring
- Inviting gas fireplace

#### PRIVATE STUDY

- Custom millwork and hardwood flooring
- Coffered ceiling
- Cast stone gas fireplace
- Custom built-in shelving & drawers
- Custom shutters
- Dedicated storage closet

#### DINING ROOM

- Custom paneling
- Dental crown moulding
- Custom wood shutters

#### BUTLER'S PANTRY / WINE ROOM

- Gorgeous granite countertop
- Mini refrigerator
- Glass & wood cabinets
- Dedicated wine room

### GOURMET KITCHEN

- Two-story vaulted ceiling
- Custom hammered-copper venthood
- Thermador 6-burner gas range with griddle
- Built-in pot filler
- Oversized island with leathered granite
- Built-in refrigerator with custom cabinetry
- Thermador double ovens, microwave, and 2 dishwashers
- Walk-in pantry

### FAMILY ROOM / BREAKFAST NOOK

- Open concept family room adjacent to kitchen
- Wood-beam coffered ceilings
- Stunning stone fireplace
- Custom cabinetry
- Breakfast nook
- Large windows overlooking covered patio & pool

### PRIMARY SUITE SANCTUARY

- Luxurious bedroom with cast stone gas fireplace
- Coffee bar with mini refrigerator
- Walk-in glass shower and soaking tub
- Expansive walk-in closet with custom built-ins
- Private fitness area (can also be a nursery or flex room) with direct access to covered patio

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## 1820 BEAM DRIVE, SOUTHLAKE

### FIRST FLOOR CONTINUED

#### TIERED MEDIA ROOM

- Professional media lighting
- Custom projection screen
- Wet bar with beverage refrigerator
- Theater-quality experience
- Control4 Home Automation System

#### SECONDARY OFFICE AREA

- Built-in desk
- Private closet
- Perfect for work-from-home flexibility

### SECOND FLOOR FEATURES

#### EXPANSIVE GAME ROOM

- Built-in cabinetry
- Two generous storage closets
- Den area with wet bar
- Dedicated bathroom

#### THREE BEDROOM SUITES

- Walk-in closets
- Private ensuites
- Thoughtful separation from primary living spaces

### OUTDOOR LIVING

#### COVERED PATIO ENTERTAINMENT

- Full outdoor kitchen
- Built-in gas grill
- Beverage refrigerator
- Sink for convenience
- Custom stone gas fire pit

#### RESORT-STYLE AMENITIES

- Sparkling swimming pool
- Relaxing spa
- Lush, mature landscaping
- Complete privacy on wooded grounds

#### DRIVEWAY / GARAGE SPACE

- Circular driveway
- Gated porte cochère entry
- Four garages:
- 1 Car Garage: Minisplit that provides both AC/Heat (25' x 14')
- 3 Car Garage