

**Features and Amenities**  
**816 Kipling Drive, Allen, TX 75002**

**Features**

2-Story Home on a Cul-De-Sac Street in Heritage Park of Allen  
No HOA  
Stunning Botanical Gardens In Back Yard  
4 Bedrooms, 2 ½ Bathrooms  
2,121 Square Feet  
Built In 1994  
Engineered Wood Floors  
Designated Office or Second Living Room  
Formal Dining Room Plus Breakfast Room  
Floor-To-Ceiling Gas Fireplace In Living Room  
Double Tray Ceiling in Primary Bedroom  
Bay Windows Throughout  
Ring Doorbell and Camera  
Brand New First Floor 3-Ton HVAC Unit  
Brand New Water Heater  
Back Alley Access with Private Sliding Electric Gate Entrance to Garage  
Neighborhood Amenities Include a Pond, Park, Walking Trails, And Fishing  
Allen ISD

**Extended Features**

- Beautiful two-story brick home on a cul-de-sac in the Heritage Park community of Allen with no HOA, featuring stunning botanical gardens that create a lush and serene back yard retreat, and offering an easy flow between 4 spacious bedrooms, 3 bathrooms, a private home office, a formal dining room for special occasions plus a sunlit breakfast room for everyday meals.
- The home's stately brick exterior is accented by arched bay windows, while four impressive brick columns grace the front porch, framing the welcoming front door. Manicured landscaping surrounds the front of home, complemented by two magnificent 30-foot trees that provide shade, beauty, and timeless curb appeal. The front yard includes an underground irrigation system to keep the grass and garden green and lush, installed by Woods Landscaping in 2016.
- The grand front entry welcomes you with an 18-foot ceiling crowned by a glass chandelier, while Robinson engineered wood floors flow seamlessly throughout the first level. A show-stopping staircase serves as the centerpiece to the front entry, creating an unforgettable first impression.
- The spacious home office or second living space, entered through elegant glass-paneled French doors, features warm wood floors and a sunlit, arched bay window offering serene views of the front yard.

- The formal dining room showcases rich wood floors and an arched bay window overlooking the front yard, accented by classic crown molding and an elegant chandelier for a sophisticated ambiance for hosting holiday meals and dinner parties.
- Completely remodeled in 2018, the kitchen blends style and function with sleek tile floors, ample cabinets for storage with brushed nickel hardware, granite countertops, and a stone backsplash embellished with glass tile, adding texture and warmth. A chic, brushed bronze chandelier crowns the spacious island—perfect for meal prep or gathering with friends over coffee. Stainless steel kitchen appliances include a Whirlpool dishwasher, a 4-burner KitchenAid gas cooktop with a Broan vent hood, and a new, built-in Frigidaire Gallery oven and microwave that offer steam and air fry mode. The eat-in kitchen also offers a breakfast nook perfect for everyday meals.
- The breakfast area in the kitchen includes a bay window that overlooks the back yard gardens, a chandelier to center the space for a breakfast table, and a glass exterior door with additional screen door for enjoying the afternoon breeze and direct access to the back patio.
- The living room exudes warmth with wood floors and a floor-to-ceiling brick gas fireplace with a raised hearth—perfect for cozy evenings or holiday gatherings. A large window floods the space with natural light, while a ceiling fan keeps it comfortable year-round, making it an ideal spot for hosting movie nights or enjoying time with family and friends.
- The first-floor half bath features stylish tile floors and a free-standing vanity accented with brushed bronze faucet and fixtures and faux finished walls. An upper window brings in natural light, while still allowing privacy.
- The expansive second-floor primary suite is a true retreat, featuring plush carpet underfoot, a sunlit bay window perfect for a cozy reading nook, and an astonishing double tray ceiling with crown molding on each tier for added elegance. A ceiling fan keeps the space comfortable, while the private en suite bathroom offers a spa-like escape—ideal for unwinding after a long day.
- Accessed through elegant French doors, the en suite primary bathroom offers a 10-foot vaulted ceiling, with tile floors and white built-in cabinetry accented by brushed silver hardware. Dual sinks and a built-in vanity desk provide both function and style. Indulge in the large soaking tub with body spray, and refresh in the separate shower, also including a body spray. The bathroom also offers a built-in medicine cabinet, a window for natural light, and a private water closet. A spacious walk-in closet offers abundant storage and built-in shelving, making this suite perfect for pampering, preparing for the day, or unwinding in comfort.
- Bedroom 2 includes plush carpet, a window that overlooks the back yard gardens, a spacious closet, and a ceiling fan.
- Bedroom 3 offers plush carpet, a window that overlooks the back yard gardens, chair rail molding on all walls for an elegant touch, a spacious closet, and a ceiling fan.
- Bedroom 4 includes plush carpet, a bay window allowing for a sitting nook, a spacious closet with built-in shelving accessed through sliding French doors, a ceiling fan, and a mounted TV (included).

- The second floor full bathroom features tile floors and a dual-sink vanity accented with sleek chrome faucets and fixtures. A built-in upper cabinet and built-in medicine cabinet keeps essentials neatly organized, while the shower/tub combo with body spray offers the flexibility to enjoy a quick morning rinse or a relaxing evening soak. An upper window brings in natural light, creating a bright and refreshing start to your day.
- The laundry room combines practicality and convenience with new tile floors, built-in upper cabinets for organized storage, and wall-mounted hooks to keep everyday items within reach. An exterior door to the garage makes it easy to bring in groceries, unload gear, or tackle household chores efficiently.
- Spacious storage closets throughout the home. The first-floor coat closet was recently renovated to extend underneath the stairs for extra capacity. The attic has been floored and includes a cubby for storage.
- The 2-car garage offers a pegboard wall for tool storage along with a workbench. It includes extra square footage to store seasonal items or to house a second refrigerator (existing garage refrigerator excluded), and a utility sink for easy cleanup on workshop projects. The garage also includes a private driveway that leads to an electric sliding gate with remote control for entry.
- The backyard is a private outdoor sanctuary, featuring a spacious patio ideal for outdoor entertaining, weekend barbecues, or simply relaxing under the stars. Botanical gardens weave color and texture throughout, creating a picturesque setting year-round. The lush green lawn provides space for outdoor activities, while a cozy firepit patio invites conversation and s'mores on cool evenings. An upgraded board-on-board 8-foot cedar fence adds beauty and privacy with an exceptional cedar gate entrance door on the side of the home, while an automated sliding gate offers secure, private access from the back alley directly to the driveway and garage. The sprinkler system in the back yard reaches all flower beds and plant baskets.
- Recent home updates and home amenities include:
  - New first floor 3-ton HVAC, with 36,000 BTU, a new compressor and oversized coil. The HVAC system is a work of art, with high flow vents, strategically worked so that the air flow is balanced evenly throughout all rooms. (2-ton HVAC was replaced upstairs in 2016).
  - Honeywell digital thermostats
  - New water heater installed July, 2025
  - Ring doorbell system with camera on front porch
  - New window glass (replaced 2 years ago)
  - 2-inch blinds on windows throughout
  - New Robinson engineered wood floors installed throughout the first floor and upstairs hallway.
  - New kitchen cabinets in 2017, and the kitchen was completely remodeled in 2018 with new countertops, backsplash, new tile flooring, new light fixtures, and new pantry shelving, new gas cooktop and vent hood, and fresh paint on walls. New, built-in Frigidaire Gallery oven/microwave that offers steam and air fryer mode.
  - New tile floors in laundry room

- New roof in 2016
- All Hunter fans installed (primary bedroom includes a wall-mounted remote control for the fan)
- Radiant barrier on the south side and 2 ridge vents on the north and south
- Front door and back screen door recently replaced
- ADA compliant toilets
- Dimmer light switches in many of the rooms
- Ranger American 6-zone security system (not currently in use)
- Heritage Park is a quiet and friendly neighborhood offering Creekside walking trails, walking distance to Bethany Lakes Park, close proximity to grocery stores and shops including the Allen Premium Outlets, Allen and Fairview Village, and Watter's Creek. Located in the nearby fire station grid. Only 5 minutes to HWY 75 for easy commuting.

### **MLS Description**

Charming two-story brick home on a cul-de-sac in Heritage Park of Allen with no HOA, featuring a lush and serene back yard retreat with stunning botanical gardens, and offering 4 spacious bedrooms, 3 bathrooms, a private home office, and a completely remodeled kitchen with sunlit breakfast room. The stately brick exterior is accented by four impressive brick columns that grace the front porch, while manicured landscaping and two magnificent 30-foot trees provide shade and timeless curb appeal. The grand front entry welcomes you with an 18-foot ceiling crowned by a glass chandelier, while new Robinson engineered wood floors flow seamlessly throughout the first level. Work from home in the spacious home office with elegant glass-paneled French doors and arched bay window. Host dinner parties in the formal dining room, showcasing crown molding and an elegant chandelier. Completely remodeled in 2018, the kitchen blends style and function with sleek tile floors, granite countertops, stone backsplash, and kitchen island—perfect for meal prep or gathering with friends over coffee. The living room exudes warmth with a floor-to-ceiling brick gas fireplace with a raised hearth—perfect for cozy evenings. Experience a true retreat in the second-floor primary suite, featuring a bay window perfect for a cozy reading nook, and an astonishing double tray ceiling with crown molding on each tier for added elegance, plus a spacious en suite bathroom, ideal for unwinding after a long day. The backyard is a private outdoor sanctuary, featuring botanical gardens that create a picturesque setting year-round, and a cozy firepit that invites conversation and s'mores. An upgraded board-on-board 8-foot cedar fence adds beauty and privacy, while an automated sliding gate offers secure, private access from the back alley. Heritage Park is a quiet and friendly neighborhood offering creekside walking trails, located walking distance to Bethany Lakes Park, near Allen Premium Outlets, Fairview Village, and Watter's Creek, and only 5 minutes to HWY 75 for easy commuting.