

*13 Lago Vista East  
Lucas (ETJ), Texas*  
**\$385,000**



4 Bedrooms/ 4 Bathrooms/ 2 Living Areas/ 2 Dining  
Areas/ Flex-Room or Study/ 3 Car Garage/ Outdoor  
Entertaining Area with Covered Patio/ Tiered Backyard  
Overlooking Lake

*Location, Location, Location...* Rare Lake Front Property Overlooking Lake Lago Grande Located In Seis Lagos A Guarded Community Composed of Large Home Sites, Winding Lanes, and Private Lakes Natural Beauty of North Texas Country Side, Summit Views of Lake Lavon, North Texas Equestrian Center and Horse Trails A Short Distance To The Clubhouse, Swimming Pools, Tennis-Sports Courts, Hike & Bike Trails.

## *Detailed Highlights*

Elegant Home With Lake Front Views of Lake Lago Grande  
In The Guarded Community Of Seis Lagos  
Within Highly Sought After Lovejoy Independent School District  
The 3582 Sq.-Ft. (Tax) Residence completed in 1983  
Beautiful rolling hills in the prestigious guarded  
Seis Lagos community with views of Lake Lavon  
Patterned Brick Façade On Exterior Elevation with  
Two Bricked Coulombs Covered Entry Porch  
Solid Core Stained Door with Detailed Raised Panel Accents  
Hand Leaded Glass Design on Center and Side Windows  
Immense Family Room with soaring 12 ft. ceiling  
Designer Tile Floors Laid on the Diagonal or in a Stacked Pattern including:  
Foyer, Formal Living Border, Kitchen, Breakfast Room, Center Gallery/Hallways with  
Tall painted 4.5 inch Flat Baseboards with Molding  
Stained 3” Plank Oak Flooring including:  
Study, Secondary Bedrooms Hallway, Master Hallway and 4th Bedroom  
Hand Skip Trowel Distressed Finish Walls  
Stunning Cut Designer Stone Formal Fireplace and Sitting Hearth with  
Stained Solid Oak Built-in Entertainment Cabinets on Both Sides of Fireplace  
Gourmet Kitchen with Premium Frigid-are Professional Series  
Stainless Steel Appliances including Even Cook Convection Double Ovens and



Aqua Surge with Speed Clean Dishwasher with Door Top Touch Controls  
5 Star 4 Propane Gas Burner Cook-top with Center Griddle and  
Push Button Pop Up Industrial Style Broan Elite Vent-a-hood  
Surrounded by Solid slab 3 cm Granite Countertops  
Avanti Platnia Under Cabinet Wine Chiller with Glass Front Door  
Custom Designed Oak Dark Stained Cabinets with Top Stacked Fluted Details  
Polished Silver Hardware, Under Cabinet Lighting and Top Cabinetry Display Shelves  
Under Mounted Two Bowl Porcelain Sinks, Single Stem Faucet with  
Touch Vegetable Sprayer plus in Sink Erator  
Surrounded by Solid Service SSV Counter Tops  
Raised Breakfast Bar with Seating for Oversized Bar Chairs  
Breakfast Area has Views of Lake Lago Grande  
Built-in Buffet with Solid Oak Cabinets with Side Fluted Molding and Top Display  
Elegant Master Suite with views of Lake Lago Grande, Pop-up  
Boxed Ceiling with Intimate Recessed Lighting and  
Bayed Styled Windows to the East for Beautiful Sunrises Views Over the Lake  
Luxurious Master Bathroom with Oversized Cultured Marble Jetted Spa Garden Tub  
Two Cultured Marble Coulombs, Marble & Mirrored Tub Surround  
Separate Cultured Marble Shower with Flemish Glass Door  
Outdoor Entertaining Area with Covered Porch with Smooth Textured Concrete Patio  
Extensive Professional Landscaping with Island shrubbery with  
many Large Evergreen and Seasonally Blooming Trees.  
Lot includes Closed Loop Irrigation System to water the entire yard  
Family Room with Fireplace, Full Wet-bar plus Serving Window to Formal Living  
Exquisite Quality Millwork, Trim and Mouldings throughout with  
Top Designer Light Fixtures throughout the residence

*We Extend An Invitation To View Many More Details And  
Photographs Of This Home By Visiting [www.LucasFineHome.com](http://www.LucasFineHome.com)*





## *Detailed Description*

### *Main Floor*

*Formal Entry (8 x 9 x 12)* – Greeted through a stained wood door with raised panel bottom inserts; oval beveled leaded glass window; leaded glass sidelights and rectangular transom with dark patina camin; 2” stained trim surround; Tumbled 13” X 13” tile floor with a non-slip finish placed on the diagonal; 2.5” floor moulding; Venetian style hand skip trowel walls with a rich Tuscany style painted finish; On the left of the entry is a coat closet with a six panel door; numeral carpet and one clothes rod; two storage shelves; formal entry opens on the right side to the formal dinning room through 8’ x 6.5’ opening with 2.5 “ painted surround trim; 2.5 crown moulding with dark stain; lightly textured and painted ceiling; large center chandler hanging from black chain; glass dome with 3 ball design with robe fringe accents; 1 recessed light; formal entry leads into central hallway; formal living room area with reflective views through the home of the beautiful lake in the back of home through 9’ x 6.5’ opening with 2.5’ painted wood trim surround; 2 light switches; entry alarm control; 1 closet light switch.

*Dining Room (15 x 13 x 12)* – From the foyer immediately to the right is the formal dining room with three tall front windows with arched tops under the 12’ ceiling with view of the front yard; neutral colored carpet; 32” painted wood chair railing with painted wood panels; raised panel picture inserts; top chair railing stacked border paper that matches the designer drapes; designer red wall paper with a floral tapestry design



pattern; formal dining opens to central hallway and kitchen through a 8' x 6' opening with 2.5" painted wood trim molding surround; at the ceiling with raised box four tiered ceiling; additional 2.5" raised ornate design painted crown molding with a heavy wrought iron scroll leaf motif pattern chandelier with 29" sconces upon the candelabra.

*Center Hallway (42 x 3 x 8)* – The home is divided at the formal entry by the central hallway from the secondary bedrooms across the home to the door of the 3 car garage; the flooring is continuous 13" X 13" tile floor with a non-slip finish placed on the diagonal; 4.5" painted floor mouldings; lightly textured and painted walls; lightly textured and painted ceiling, 5 recessed lights, one dome light, multiple switches and outlets.

*Formal Living Area (20 x 18 x 12)* – Proceeding forward through the open foyer into the Family Room, which has a 3' border around neutral center carpeted area with continuous 13" X 13" tile floor with a non-slip finish placed on the diagonal; 4.5" floor mouldings and trim with a grand 12' ceiling; walls are Venetian design neutral paint; the Hearth Wall made from beautiful designer form stone from floor to ceiling; full masonry 4' x 2' fireplace opening; with a 20" x 6' sitting hearth topped with cut form stone. This room also sports a two large built-in entertainment centers on each side of the fireplace hearth wall that would easily accommodate a LED television. The cabinetry includes 6 media cabinet doors one in the middle, one above and one below the Entertainment Center with adjustable bookshelves. The interior cabinet has hidden hinges and one adjustable keyboard shelf within each cabinet. Above the built-in entertainment center is stained wood with raised wood trim picture frame details up to the ceiling crown moulding. This very open Family Room has multiple views throughout into the foyer, formal dining room, kitchen and breakfast room through several decorative arches or out three large windows with views of lake Lago Grande and all the wildlife living around the lake.

*Study/ Flex(ible) Room (10 x 10 x 8)* – Off the master bedroom hallway through the stained plaque door is the flexible room with an 8' ceiling, continued stained 3" plank hardwood floors with painted flat baseboards, painted wood chair-railing surround with 2.5' top chair-railing stacked crown moulding; lightly textured and painted walls; 3" crown molding, lightly textured and painted ceiling; center skylight; 4 recessed square box lights, two transcend stationary windows framed in 2" molding, sill with hand made leaded glass designed windows. Closet is 5' x 4' with wood floors; 1 " baseboards; 2 painted wood shelves; 1 cloths rod; cubby with 4 shelves; closet door activated light switch. This room could be a study, 5th bedroom, exercise room, computer room, dance studio or whatever you desire.

*Guest/ Patio Full Bathroom (6 x 5 x 8)* – Of the master hallway apposite from the door to the outdoor patio and entry door to the breakfast area and kitchen; through a raised panel door to the Guest Bath with 12” X 12” tile floor cut into multiple sizes and placed in a stacked pattern with a repeating design with a non-slip finish. 2.5” painted floor trim, lightly textured and painted walls; 2.5” painted chair-ailing trim moulding; there is a designer bowl sinks with a spa like vanity all in white cultured marble top and backsplash surround. The cabinets are all dark stained with raised paneled doors. The cabinets adorn silver polished knobs and drawer pulls. The tall polished silver faucet and levers on the sink compliment the stark contrast of the dark stained cabinets and white countertops. The spa mirror over the bowl sinks and vanity is framed with 4” matching trim. Elegant sconce hangs above the wood framed mirror. The guest bathroom also includes a tile shower with a flemish glass door with natural color river rock floor.

*Kitchen (14 x 13 x 10)* – SSV microbial solid service countertops and island, breakfast bar large enough for 2 full size bar stools and built in serving hutch with counter space for full service while eating as well. Two individual mini pendant drop down lights over island with blown glass opaque alabaster type shades. Premium Frigid-are professional series stainless steel appliances including even cook convection double ovens and Aqua Surge with speed clean dishwasher with door top touch controls; 5 Star 4 propane gas burner cook-top with center griddle and one touch button industrial style broan elite counter level auto raise vent-a-hood; surrounded by solid slab 3 cm granite countertops; Avanti Platnia under cabinet wine chiller with glass front door; custom designed oak dark stained cabinets with top stacked fluted details, polished silver hardware, under cabinet lighting and top cabinetry display shelves. All the upper cabinets in the kitchen are 42” solid oak stained with raised paneled doors. The cabinets are fluted above and adorned with 3” stacked crown and dental molding details. All the 42” cabinets include 4 stationary stained shelves as well as hosting hidden hinges and polished silver hardware. Lighted plant ledges above all cabinetry with under cabinet fluorescent lighting that is highly energy efficient and doesn’t emit a lot of heat. The back splash is 6” X 6” tiled backsplash placed on the diagonal with cream-colored grout. White porcelain under-mount dual sinks with the larger sink “pots and pans” depth and a smaller sink is which hosts the erator disposal. The faucet is a European style single louvered handled faucet that is a pull out brushed stainless faucet and sprayer combination. The Aqua Surge stainless steel dishwasher with speed clean; all hidden digital controls on top of the stainless steel dishwasher door. Inside a 8.5’ x 9.5’ bricked column and arched gourmet cooking area with a 5 Star® Stainless Steel cook-top with 4 gas gourmet burners from the under ground propane gas tank. Includes a Broan Elite® industrial size stainless pop up vent-a-hood with one touch opening feature and easily removable grease filters for cleaning. Dark stained moldings with 5” stacked crown molding with fluted details and top of cabinets display area. The kitchen also includes the master controls to the intercom and radio system throughout the entire home. Hand

textured walls with designer paint; 4.5" painted crown moulding; 6 recessed lights; 2 pendent island lights; 18 bottom cabinets; 12 drawers; 11 top cabinets; 8 under cabinet outlets; 1 island outlet; 2 wall switches; 1 disposal switch; water line to refrigerator area. The kitchen is open to the breakfast bar and breakfast room.

*Breakfast Room (11 x 11 x 10)* – Located next to the Kitchen with access to the formal living room and the master bedroom hallway; There are three windows overlooking the back covered porch leading down across the yard towards the waters edge of lake Lago Grande. Built in 10' x 15' corner window seat with under seat storage cabinets; 7.5' x 5.5" dark wood stained built in serving and display hutch with 4 dark stained bottom cabinets; 4 drawers; 5.5' x 21" serving area with 1 outlet; 4 top display glass cabinets with 3 interior adjustable display shelves; 9" double stacked mouldings with top fluted details and above hutch display area; 4.5" crown moulding; lightly textured and painted ceiling; The hanging bronze light fixture features main circle design; 3 scrolled candlestick lights with rough frosted glass sconces.

*Family Room (19 x 18 x 8)* – Off the formal living room and the secondary bedrooms hallway located towards the back of the home with picture windows and lake views; light neutral carpet; 8' high richly stained paneling walls with picture frame moulding details and top trim; stained crown moulding; lightly textured ceiling with decorator paint; rustic stained beams placed on the ceiling extend the length of the 10' raised boxed details; decorator bronze-tone ceiling fan; 4 recessed box lights; 4 divided light windows with stained casements overlook the lake and back yard; 8 x 6 fireplace has a brick mantelpiece and hearth; the 6' long richly stained display mantle is positioned over the firebox opening; 2 spot light over the fireplace; 12 x 7 richly stained built-in display/bookcase has 6 lower raised panel cabinets with decorator hardware; 2 center display/bookcases with 3 adjustable shelves each; the 2 side display/bookcases have 3 adjustable shelves and 1 electrical outlet on each; the built-in features thick top-stacked moulding with a plant/display space above.

*Den Wet Bar (7 x 6 x 8)* – Located in the family room; neutral carpet floor; painted floor moulding; richly stained paneling walls with picture frame moulding details and top trim; lightly textured ceiling with decorator paint; 1 dome light; stained custom cabinetry with decorator hardware; light color 3" tile 5' bar counter top with L shaped preparations counter area; a Texas shaped cultured marble sink with a decorator bronze faucet; 4" marble backsplash; 2 under bar drawers and 3 under bar cabinets with top-stacked moulding and decorator hardware; pass-through serving bar opens to the formal living area.

*Master Bedroom Hallway* – From the breakfast area, turn right and proceed through the arched opening into the master hallway towards the master suite. The flooring is continuous 12” neutral color tile flooring with a non-slip finish placed on the diagonal pattern; 2.5” painted floor trim, lightly textured and painted walls; the first door on the right is the entrance to the guest/ patio bathroom, the second door opens to the study with 2 leaded glass windows framed with stained wood trim which allows natural light into the study; across the hall to the right is a single French doors that opens to the backyard and covered patio; at the end of the hall is a door that leads into the utility room; all the doors and windows down this hall are framed, and trimmed with cornices with a warm rustic stain.

*The Master Suite (17 x 15 x 8)* – The Master Suite is truly a retreat in this home from it’s 10’ pop-ceiling, to bay sitting area with view of the private lake, wooded back yard and creek. From the master bedroom hallway pass the study into the master suite. The flooring is neutral carpet with painted baseboards; walls are textured with tan paint; there is raised designer pattern painted crown molding at the 8’ height of the room with a lighter painted ceiling; inside the pop-up there is raised designer crown molding at the 10’ height; designer antiqued ceiling fan; the bay sitting area has 3 large picture windows; 2 recessed lights above bay window; the scenery through the sitting room windows is spectacular with a view of the private lake and wooded creek; 2 additional 6’ x 3’ windows overlook open patio area; 7 electrical outlets; 4 light switches; alarm controls; intercom system.

*Master Bathroom (16 x 12 x 8)* – Transition from neutral carpet flooring through stained door into the master bath with 12” neutral color tile flooring with a non-slip finish placed on the diagonal pattern; 2.5 stained wood baseboards; stained cabinetry with dual his and hers vanities; his raised and hers with center vanity sitting area; both with cultured marble backsplash, counter tops and shell design sinks with polished silver faucet and brass accents levered handles; above each of the vanities are round mirrors with designer bronze finished frames and 6 recessed lights and large center skylight. In the corner of the master bathroom is a private commode or water closet with stained cabinetry; the window inside the water closet has stained base trim. The master tub is a jetted spa tub with inset polished silver fixtures; six jets; with two columns with flat capital and base with applied plaques; 7” marble back splash; mirrored tub surround with 3” mirrored trim; two recessed lights and large skylight above the tub area; master shower is completely concealed behind a rippled glass door completely framed with an cultured marble border. The 5’ shower has cream-colored cultured marble walls; shower seat; 2 soap dish inserts; individual hot & cold controls; with a single light. The shower has polished silver shower-head. To the right of the shower is the entrance into his master closet.

*His & Hers Separate Master Closets* – Hers is to the right of the master tub through stained wooden double doors with door light switch; neutral colored carpet; 1.5” baseboards; lightly textured and painted walls; 4 large shelves; built in cubby with 4 shelves; 3 clothes rods; lightly textured and painted ceiling. His closet is to the left of the master tub through stained wooden double doors with door light switch; neutral colored carpet; 1.5” baseboards; lightly textured and painted walls; 2 large shelves; one top wrap around shelf; built in cubby with 4 shelves; 3 clothes rods; lightly textured and painted ceiling.

*Hallway To Secondary Bedrooms* – Located off of the formal living room and family room through a 3x8 doorway; 3” plank hardwood floors; stained floor moulding; lightly textured walls with decorator paint; lightly textured painted ceiling; doors to the Secondary Bedrooms.

*Guest Bedroom (12 x 10 x 10)* – This room is located just past the guest bathroom off the secondary bedroom hallway; walls and ceilings with texture and designer painted walls; ceiling fan with three spotlights hanging from the light painted ceiling; large arched window with painted trim and sill with view of the front yard; neutral color carpeted flooring is finished with painted flat baseboard trim. Large closet with bars for hanging and storage shelves.

*Guest Bathroom (5 x 4 x 8)* – Located off a hallway between the guest bedroom and bedroom #3; 12” ceramic tile floor placed on the diagonal; painted floor moulding; lightly textured walls with designer paint; textured ceiling with paint; vanity with cultured marble surround and backsplash with sculpted sink and modern fixtures; two under vanity cabinets with hardware; decorator mirror with antique-look frame; brushed nickel light fixture with frosted glass shades; two stained cabinets with hardware above the commode; built-in shower with flemish glass door; ceramic tile surround; brushed nickel fixtures and towel rack.

*Bedroom Three (12 x 11 x 8)* – Placed off of the Hallway next to Bedroom #4; 3” plank hardwood floors; stained floor moulding; lightly textured walls with decorator paint; lightly textured painted ceiling; decorator ceiling fan with light kit; 1 divided light window with painted stacked sill moulding and 2” blinds with overlooks the front yard; 1 closet with painted floor moulding with lightly textured painted walls and ceiling; 1 wood clothing rod and 1 painted surface shelf; additional painted raised panel door opens to the Full Bathroom positioned between Bedrooms #3 and #4.

*Shared Full Bathroom* – Situated between Bedrooms #3 and #4; each vanity area features a ceramic tile floor; painted floor moulding; lightly textured and painted walls and ceiling; stained vanities with lower raised panel cabinets; cultured marble surround and backsplash has a sculpted sinks with decorator faucets; painted door opens to the toilet/shower area from each vanity; ceramic tile floor; painted floor moulding; lightly textured painted walls and ceiling; porcelain tub/shower combination has decorative ceramic tile surround; decorator silver-tone faucet; built-in linen cabinet with large top raised panel cabinet with 2 interior shelves and lower hamper compartment.

*Bedroom Four (12 x 12 x 8)* – Located off of the Hallway next to Bedroom #3; plank 3” hardwood floors; stained floor moulding; lightly textured walls with decorator paint; lightly textured painted ceiling; decorator ceilings fan with light kit; 1 divided light window with painted stacked sill moulding and 2” blinds with decorator drapes and valance has views to the side yard; walk-in closet with painted floor moulding and lightly textured painted walls and ceiling; 1 dome light fixture; 3 clothing wood rods and 3 painted surface shelves; additional painted raised panel door opens to the shared Full Bathroom between Bedroom #3 and #4.

*Utility Room (10 x 9 x 8)* – Utility Room (10 x 9 x 8) - Located between the main central hallway and the master bedroom hallway; ceramic tile floor; painted floor moulding; lightly textured painted walls and ceiling; full size washer/dryer space; space for a refrigerator, freezer or sewing machine.

*Garage (30 x 22 x 8)* – The oversized three car garage is located at the south end of the house with access through one single door and one double door with windows on the front sides of the garage with views of both the front yard; there are two separate electric garage openers; concrete floor; lightly textured and painted walls and ceiling; 1 light fixture; pull-down attic access; main sprinkler system control; front entry driveway with side entry garage and turn around parking area: circular driveway in the front of home.

*Seis Lagos Home Owners Association Dues -*  
\$95 / Monthly

*Lovejoy Independent School District*

*Hart Elementary, Sloan Creek Middle School,*

*Lovejoy High School*

*Schools should be independently verified by the Buyer before contract.*



# 2009 Taxes (Per Tax Rolls)

\$7,510.00

*The accuracy of the data contained herein should be independently verified by the Buyer before contract with applicable county or municipality.*

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