

*3620 Eden Drive*

*Dallas, Texas*

**\$299,000**



4 Bedrooms/ 3.5 Bathrooms/ 2 Living Areas/ Study/ Game Room or Kid Retreat/ 2 Car Garage

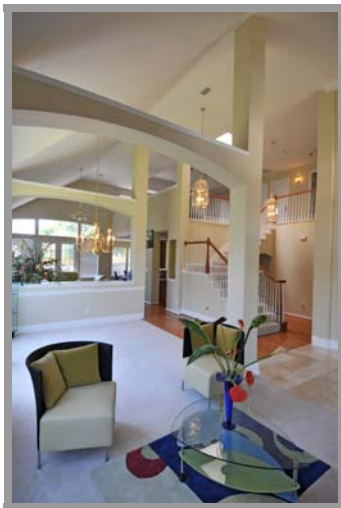
Bent Tree Hills Traditional Two Story Texas Home  
Completed In 1997 with Approximately 3,714 Sq. Foot (Tax)  
Beautiful Brick Façade Elevation with Decorative Brickwork Details  
Located in a Private Low Traffic Neighborhood  
Eye-Catching Keystones, Cedar Shutters and Copper Cupola Over Bayed Window  
Impressive Front Entry Positioned Under A Brick Accented Portico  
Richly Stained, Front Doors With Leaded Glass Tudor-Style Windows  
Inviting Formal Entry has 18' High Soaring Ceiling and Ornate Chandelier  
Inviting Formal Entry With 12" Honed Marble Tile Floor  
Polished 3" Hardwood Floors and Neutral Carpet Throughout



Custom Flared Main Staircase with Neutral Carpet Treads and Side Millwork  
 Carved Handrails with Spindle Wood Balustrades with Mill Work Accents  
 Elegant Formal Living Room has Double-Stacked Crown Moulding, Vaulted Ceiling  
 and Large Windows with Heavy Millwork Shutter overlooking the Front and Side Yard  
 Open Arch and Square Columns Between Formal Living and Formal Dining Areas  
 Dining Room Has A Double-Stacked Crown Moulding Neutral Carpet  
 An Elaborate Tented Vaulted Ceiling with Exceptional Polished Brass Chandelier  
 Gourmet Kitchen has 3" Polished Hardwood Floors and  
 Light Textured Walls with Custom Paint Treatment  
 Glazed Cabinetry with Fluted Top Moulding and Deep-Tone Slab Granite Counter Tops  
 Decorator White Tile Backsplash with 1" Black Tile Insert on the Diagonal  
 Premium Jenn Air Appliances Including Wall Built-in Oven and Microwave  
 Jenn Air Four Burner Drop in Stove situated within a Vented Alcove  
 Built-in Planning Desk with Entertainment and Technology Connections  
 Handy Center Island and Large Breakfast Bar with  
 Seating For Four People Separates the Kitchen and Breakfast Area  
 Cozy Breakfast Area with 2 Large Windows with 2" Wood Blind and Views of Backyard  
 Open Gallery/ Hallway in Center of Home with  
 Polished 3" Hardwood Floors and Recessed Art Niche  
 Family Room has Lightly-Textured Walls with Custom Paint Treatment and  
 Vaulted Ceiling with Overlook Loft From Gameroom  
 Back Wall of Windows and French Door with Views of  
 Slate Tile Patio and St. Augustine Grass Backyard  
 Fireplace with two Custom Mantelpiece and Honed Marble Tile Surround,  
 Hearth and Heavy Trim Moulding  
 Guest Bathroom 12" Honed Marble Floor  
 Thick Hand-Textured Walls with Custom Paint Treatment  
 Open and Spacious Study With French Doors  
 Lightly Stained & Polished Hardwood Floor And Mouldings  
 Private, Secluded Master Suite Has Hardwood Floors Large Bayed Window Feature  
 Master Bathroom with Accent Lighting  
 Has Two-Level Separate Ladies & Gentleman's Vanities  
 Oversized Mirrors, Large Cultured Sinks  
 High-Grade Molen Faucet, Tub and Shower Hardware and  
 Over-sized Jet Tub Is Situated Under An Picture Size-Glass Window  
 Walk-In Shower Has Marble Chair, Tile Surround and a Glass Partition and Door  
 Master Wardrobe With Custom Built-ins And Storage  
 With Additional Hanging Areas



Large, Private Second Floor Gameroom/ Kid Retreat  
Spacious Secondary Bedrooms have Connecting Bathrooms and Large Closets  
Gorgeous Slate Stone Patio Overlooks The Backyard And Natural Areas  
Convenient Utility Room with Connections and Space for a Second Refrigerator  
Gigantic, Floored And Well-Lit Attic Space  
6.5' Six Panel Doors and Extensive Millwork and Trim Throughout The Residence  
Many Large Storage and Linen Closets  
Huge 2 Car Garage with Insulated Door with Independent Control  
Large Concrete Parking Pad positioned at the Rear Entry  
Located In Bent Tree Hills –A Quite Community  
Composed of Nice Home Sites and Large Trees  
A Short Distance To The Bent Tree West  
Clubhouse, Swimming Pools, And Tennis/Sports Courts



WE EXTEND AN INVITATION TO VIEW MANY MORE DETAILS AND  
PHOTOGRAPHS ON THIS HOME AT- [WWW.3620EDEN.COM](http://WWW.3620EDEN.COM)



## *Detailed Description*

### *Main Floor*

*Formal Entry (10x8x18)* – Cross the threshold of the richly stained raised panel front door with leaded-glass window; painted 3” fluted casing with accents surrounds the doors; 1 arched Tudor-style transom is positioned over the door; painted fluted casing with top corner rosettes encircles the transom; 12” honed marble tile floor are placed in a decorative pattern up to the polished hardwoods at the entrance to the gallery/ hallway; 7” painted floor moulding; lightly textured walls with decorator paint; painted triple stacked crown moulding; 7’ alcove above front door with small 4’ x 2’ window and elegant clear glass and brass pendant light fixture; lightly textured and painted ceiling; suspended elegant glass and brass finished chandelier has 8 scrolled arms with a candlestick light on each; on the left of the entry is open with vaulted ceilings leading into the formal living room; on the right of the entry is the french double doors leading into the study; just past the entry is the long open gallery/ hallway that extends the length of the home and connects the main staircase, all main living, dining areas and the kitchen.

*Formal Living Room (12x12x18)* – Located to the right off of Formal Entry before the Main Staircase; neutral plush carpet; 7” floor moulding with decorator paint; lightly textured and painted walls; double-stacked crown moulding with decorator paint at 11’ divides the room high with the vaulted ceilings; lightly textured and painted vaulted ceiling; 2 large clear pane windows with arched tops encased with 2.5” thick side trim and top sill mouldings with decorator paint with custom millwork cased and framed 3.5” wood plantation shutters overlooks front and side yard; two columns extend upward



with large arch that is open at the top which separates the Formal Living from the Formal Dining Room; Formal Living is open to the gallery/ hallway Formal Dining area Formal Entry and Study.

*Formal Dining Room (12x12x18)* – Located on the left side of the Formal Entry and Main Staircase; open to Formal Living area and Family Living area; neutral plush carpet; 7” base boards; lightly textured walls; 3” chair rail 3’ up wall, large 8’ x 8’ arched window with views of side yard; triple stacked crown moulding; ceiling tents at 15’ then vaults up to 18’; suspended elegant glass and brass finished chandelier has 12 scrolled arms with a candlestick light on each; open pass 3.5’ wall with additional two columns extending upwards with large arch that is open at the top which separates the Formal Dining Room from the Family Room; Formal Dining is open to the gallery/ hallway Formal Living area Main Staircase and Family Room.

*Gallery / Hallway* – The long Gallery/ Hallway extends the length of the home and connects all main living areas Dining Areas Master Stairs and Kitchen; Polished 3” Hardwood floors with 7” painted floor moulding; lightly textured walls with decorator paint; lightly textured and painted ceiling; 1 recessed art niche with painted display surface and stacked trim; ends at patio door in breakfast area.

*Family Room (20x12x18)* – Placed off of the Gallery/ Hallway and connects to the Breakfast Area and Kitchen with access to the kitchen’s Built-in Planning Desk; neutral Berber carpet; 4” painted floor moulding; 2 2.5’ x 5’ windows on both sides of fireplace with 2” wood blinds and views of side yard; Fireplace has a gas start logs in blower box with two Custom Mantelpiece and Honed Marble Tile Surround, Hearth and Heavy Trim Moulding Family Room has Lightly-Textured Walls with Custom Paint Treatment and Vaulted Ceiling with Overlook Loft From Gameroom; Back Wall of Windows and French Door with Views of Slate Tile Patio and St. Augustine Grass Backyard; opens to the Breakfast Area, Breakfast Bar and Kitchen.

*Kitchen (16x14x9)* – Placed between the Breakfast Area and the hallway to the Master Suite; polished 3” hardwood floors; 3.5” painted floor moulding; lightly textured walls and painted ceiling; 7 recessed lights; richly stained cabinetry with top-stacked fluted moulding; deep-tone granite slab counter tops with 3.5” white tile backsplash with 1” Black tile inserts placed on the diagonal; 6’ raised breakfast bar has over size seating area for up to 4 people; Jenn Air built-in black 30” oven and microwave; Jenn Air 4 burner drop in slab cook top with Jenn Air exhaust fan with light placed above; large 2 basin under mount stainless steel sink with decorator single spray Molen faucet with soap dispenser and under cabinet food disposal; Jenn Air dishwasher; 3.5’x 2’ island with deep-tone granite slab counter top and richly stained base, cabinets and drawers; large food pantry with six panel door with out light feature and five 6’ painted surface shelves;

Kitchen is open to the Breakfast Area, the Gallery and Family Room; 1 pass through to the Formal Dining another to the Master Suite hallway.

*Breakfast Area (11x11x9)* – Located next to the Kitchen and the Family Room with access to the outdoor Slate Tile Patio; 3” polished hardwood floor; 3.5” painted floor moulding; lightly textured walls and painted ceiling; decorator light fixture with custom finish and 4 frosted glass dome shades; 2 large clear pane windows with painted stacked sill mouldings overlook Slate Tile Patio and St. Augustine Grass Backyard; 6’ raised breakfast bar has over size seating area for up to 4 people; additional access through six panel door to Garage.

*Master Suite (20x14x9)* – Positioned at one end of the hallway to the master suite; engineered hardwood floor; 3” painted floor moulding; lightly textured walls with decorator paint; ceiling with light texture and decorator paint; decorator ceiling fan; 3 divided light windows with painted stacked sill moulding 2” wood blinds and have views to the side yard; 3 clear pane bayed windows with painted stacked sill mouldings and decorator 2” wood blinds overlook the front yard; painted six panel double-doors open to the Master Bathroom.

*Master Bathroom (12x10x9)* Master Bathroom (12x10x9) – Located off of the Master Bedroom; 15” decorator tile floor; 4” painted base boards and floor moulding; lightly textured and painted walls and ceiling; Accent Lighting Has Two-Level Separate Ladies & Gentleman’s Vanities; Oversized Mirrors, High-Grade Molen Faucet, Tub and Shower Hardware and Large Cultured Sinks; Over-sized Jet Tub Is Situated Under An Picture Size-Glass Window; Walk-In Shower Has Marble Chair, Tile Surround and a Glass Partition and Door; Ladies painted vanity is 6’ long and 31” high; 2 lower raised panel cabinets with 2 drawers; knee-space at the make-up area; cultured marble surround and backsplash with sculpted sink and decorator Molen faucet; 6’ mirror and decorator brass and frosted glass light fixture are placed above the vanity; the Gentleman’s painted vanity is 4’ long and 35” high; 2 lower raised panel cabinets with 3 drawers; cultured marble surround and backsplash with sculpted sink and decorator Molen faucet; 4’ mirror and 1 decorator brass and frosted glass light fixture are placed above the vanity; a linen closet is positioned next to the vanity with 5 painted shelves;; an over-sized insulated jet tub is positioned in one corner of the bathroom in a cultured marble platform; cultured marble surround and backsplash with decorator brass faucet; large picture glass window is situated over the jet tub; large walk-in shower has glass door and partitions with brass-tone frame; cultured marble seat and white tile surround and Molen faucets and fixtures; water closet has decorator 15” tile floor; 4” painted floor moulding; lightly textured and painted walls; lightly textured and painted ceiling; 1 decorator frosted glass dome light

fixture; 1 small shaped clear pane window is placed at eye-level and provides natural lighting; mirrored sliding door leads to the Master Closets.

*Master Closet (13x6x9)* – Accessed from the Master Bathroom through a mirrored sliding doors; neutral carpeting; painted floor moulding; lightly textured walls and ceiling with decorator paint; wardrobe features include 1 large built-in 5 space storage compartment; 6 clothing rods; 1 top painted surface wrap-around shelf; 1 bottom painted surface wrap-around shelf.

*Study (12x12x10)* – Located on the right from the Formal Entry across the Formal Living; through French doorway; lightly stained and polished hardwood floor; 4” painted floor moulding; lightly stained crown moulding; lightly textured and painted ceiling; 2 large divided light clear pane windows with arched tops encased with 2.5” thick side trim and top sill mouldings with decorator paint with custom millwork cased and framed 3.5” wood plantation shutters overlooks the front yard.

*Powder Room* – Placed off of the Main Stairway open area in the hallway to the Master Suite; 12” honed marble tile floor; 3.5” painted floor moulding; skip-trowel walls with custom paint; lightly textured and painted ceiling; pedestal sink with Molen faucet; decorator mirror; decorator gold-tone light fixture with 2 cut-glass shades; pedestal commode.

*Utility Room (6x6x7)* – Located off of the Master Suite hallway next to the Kitchen; six panel door; room vent; laminate tile floor; painted floor moulding; lightly textured painted walls and ceiling; 6’ painted shelf above full size washer/dryer area; space for a refrigerator. Additional storage across from utility room in under-stairs storage closet.

*2 Car Garage (22x18x8)* – Placed off the Breakfast Room and Kitchen; concrete floor with tire stop; painted floor trim; lightly textured painted walls and ceiling; 2 (50 gallon) water heaters; double garage doors with individual control; Central Vacuum system receptacle; commercial sprinkle system control panel; space for a washer glass light fixture; large concrete parking pad positioned at the rear entry.

## *Second Floor*

*Main Staircase* – Beginning in the Formal Entry extending up to the second floor Gameroom; the Main Staircase has a flared 6' wide polished hardwood first step with polished hardwood; carved and stained 4' high newel posts with carved stained curved handrails; twisted spindle wood balustrades; plush neutral carpet is placed on the continuing steps to the second floor and an additional carved and stained handrail is located along one wall; painted riser moulding; lightly textured and painted walls and ceiling

*Gameroom (21x16x10)* – Placed off of the Main Staircase with access to the Secondary Bedrooms and Balcony; plush neutral carpet; painted floor moulding; lightly textured and painted walls; lightly textured and painted ceiling; decorator dome light; 2 clear pane windows with painted sill mouldings overlook the rear of property; loft Balcony overlooks family living area.

*Guest Room (14x12x10)* – Located next to the Game Room; neutral sculpted carpeting; 3.5" painted floor moulding; lightly textured walls with decorator paint; lightly textured and painted ceiling; decorator dome light; 2 clear pane windows with painted stacked sill mouldings overlook the side yard; painted six panel door to the large walk-in closet with neutral carpeting; 7" painted floor moulding; lightly textured painted walls and ceiling; 2 clothing rods and 4 painted surface shelves; Guest bathroom has 15" tile floor; 3.5" painted floor moulding; skip-trowel walls and painted walls; lightly textured and painted ceiling; 4' painted vanity is 28" high with 2 lower raised panel cabinet; cultured marble surround and backsplash has a sculpted style sink with decorator faucet; custom cut mirror; decorator brass light fixture.

*Guest Bathroom* – Connects the Game Room and the Guest Room; bathroom has 15" tile floor; 3.5" painted floor moulding; skip-trowel walls and painted walls; lightly textured and painted ceiling; 4' painted vanity is 28" high with 2 lower raised panel cabinet; cultured marble surround and backsplash has a sculpted style sink with decorator faucet; custom cut mirror; decorator brass light fixture; tub & shower has white tile with a 4" brown tile border; Moen faucet & shower head; 1 recessed soap/shampoo niche; 1 recessed light is placed over the shower.

*Bedroom #3 (14x11x10)* – Across from the Main Staircase off of the loft hallway from the Gameroom; neutral sculpted carpeting; 3.5" painted floor moulding; lightly textured and painted walls; lightly textured and painted ceiling; decorator dome light; 1 divided light windows with painted stacked sill mouldings overlooking the side yard; walk-in closet with neutral carpeting; 3.5" painted floor moulding lightly textured

painted walls and ceiling; 2 clothing rods and 1 painted surface shelves; painted six panel door opens to the shared Full Bathroom.

*Shared Full Bathroom* – Positioned between Bedroom #3 and bedroom #4; 15” tile floor; 3.5” painted floor moulding; lightly textured and painted walls; lightly textured and painted ceiling; 4’ painted vanity is 28” high with 2 lower raised panel cabinet; cultured marble surround and backsplash has a sculpted style sink with decorator faucet; custom cut mirror; decorator brass light fixture; tub & shower has white tile with a 4” brown tile border; Moen faucet & shower head; 1 recessed soap/shampoo niche; 1 recessed light is placed over the shower.

*Bedroom #4 (12x10x10)* – Off the Main Staircase at the end of the loft hallway from the Gameroom; neutral sculpted carpeting; 3.5” painted floor moulding; lightly textured and painted walls; lightly textured and painted ceiling; decorator dome light; 1 divided light windows with painted stacked sill mouldings overlooking the front yard; painted six panel double door closet with neutral carpet; painted floor moulding; lightly textured painted walls and ceiling; 1 long painted surface shelve with rod.

### *Other Interior Features*

Six Panel doors with 3” fluted casings; Extensive millwork mouldings and trim throughout; 3” polished hardwood and honed marble tile and carpeted floors; lightly textured or skip-trowel walls with decorator paint; elaborate lighting fixtures

### *Front Exterior*

Beautiful Texas traditional home accented with red brick and keystones; the façade brickwork details in a herringbone design and soldier details extend around the home at the roof; rustic Cedar shutters are placed at the front windows and brick posts outline the front porch; brushed concrete sidewalk sweeps through the gently sloping front lawn; a 2x2x5 brick column holds the mailbox and is positioned next to the 4’ wide brushed concrete sidewalk that leads to the front portico; the peaked front portico with 11’ arched entry features brickwork accents is placed over the 10x6x14 front porch; 2 decorative carriage lights flank the arched opening; the front porch features concrete floor; brick walls with brick details and painted paneled ceiling; 1 recessed light and 1 electrical outlet and decorative door chime; the richly stained 3x8 raised panel door features



leaded-glass double-paned Tudor-style windows; a leaded-glass double-paned Tudor-style arched transom is placed over the doors; decorative brickwork elements encircle the door and transom; heavily planted landscape beds surround the front elevation of the home and are filled ornamental trees and flowering bushes; the landscape beds have with room for seasonal flowers.

### *Rear Exterior*

A large patio is positioned off of the French doors to the Family Room and Breakfast Area; the patio and sidewalk features slate tile floor in herringbone design; flowerbeds surrounding the rear elevation of the home; the rear façade of the home is red brick with coordinating painted trim; flowerbeds along the back of the home are overflowing with flowering shrubs and colorful bushes; the well-maintained St. Augustine grass lawn; well-established shade trees; 6' perimeter wood fence.

### *Exclusions*

Not Listed

### *Bent Tree Hills Home Owners Association Dues*

Voluntary Dues

### *Carrollton Independent School District*

*McKamy Elementary, Polk Middle School, Smith High School*

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



2008 Taxes (Per Tax Rolls)

\$6,317

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

OFFERED BY APPOINTMENT

Marketing Fine Homes



MCINTOSH  
Fine Estate Homes  
REALTORS®

972-429-7100

www.MCINTOSHFINEHOMES.COM

**Disclaimer:** All information about properties viewed is subject to verification and may contain errors. Rob McIntosh and McIntosh Estate Homes, Inc. has relied upon information provided by sellers, third parties, tax authorities, official government records and other various sources and may contain inaccuracies of which McIntosh Estate Homes, Inc. is not aware. Prospective buyer should verify everything prior to signing a contract. Drawings are not to scale. Quoted square footage's have not been verified. Information about third party vendors are for convenience. McIntosh Estate Homes, Inc. is not endorsing or promoting any particular third party vendors and makes no warranty or guarantee as to the services or products provided by such third parties.

