

## 648 Courtyard Drive – Features & Amenities

See Info and Virtual Tour at [www.648Courtyard.com](http://www.648Courtyard.com)

### General

- Incredible one-of-a-kind lot in the Terraces on a Cul de sac without adjoining neighbors with premium views of the creek and greenbelt
- Electric driveway gate with fenced in backyard and patio
- Light, bright home modern home with downstairs guest suite
- Original owner of this 2019 David Weekly home
- Overlooks greenbelt, creek, and walking path
- Dramatic soaring ceilings in the living room with a wall of windows
- Open-Concept living, dining and kitchen layout, ideal for entertaining
- Spacious primary suite with two large walk-in closets featuring built-in storage
- R49 attic insulation for improved energy efficiency
- Dual thermostats controlling HVAC separately for upstairs and downstairs
- Luxury tile flooring throughout main living areas
- Modern stair railing
- Carpet in secondary bedrooms and upstairs
- Contemporary lighting fixtures
- Recessed lighting
- Large windows throughout
- Certified Pre-Owned Home with Recent Inspection, 1-Year Home Warranty and 12 month guarantee – ‘Love it or list it for free!’
- Close proximity to Las Colinas business district, dining and entertainment

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### **Guest Suite – First floor**

- Private first-floor bedroom ideal for guests or multi-generational living
- Spacious layout with natural light
- Next to full bathroom with built-in cabinetry

### **Kitchen**

- Open to living and dining areas
- Oversized island with seating and beautiful quartz countertops
- Stylish glass block tile backsplash
- Under-cabinet lighting
- Breakfast seating at the island
- Spacious walk-in pantry
- 6-burner gas cooktop with griddle
- Stainless steel appliances and deep stainless sink
- Large prep space for cooking
- Decorative pendant lighting above the island
- Abundant cabinetry providing excellent storage

### **Living Room**

- Dramatic two-story living room with stunning floor-to-ceiling windows
- Open and airy living space with abundant natural light
- Beautiful white wood tile flooring complimenting the contemporary design

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### **Dining Room**

- Elegant modern light fixture
- Open to the living room creating an ideal entertaining space

### **Primary Suite**

- Large private retreat located on the second floor
- Ceiling fan with light
- Two large walk-in closets with custom built-ins
- Spa-inspired primary bathroom
- Dual sinks with custom cabinetry
- Relaxing garden tub
- Separate, frameless walk-in shower with floor to ceiling tile

### **Loft**

- Large second-floor flex space perfect for game room, office, workout area or media room
- Open view overlooking the living area below

### **Upstairs Guest Suite #1**

- Spacious second-floor bedroom with walk in closet
- Large window providing natural light

### **Upstairs Guest Suite #2**

- Generously sized second-floor bedroom
- Closet with built-in storage
- Two windows providing abundant natural light

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### **Guest Bathroom**

- Second-floor bathroom with built in cabinets and dual sinks
- Marble-look tile flooring and shower walls

### **Laundry Room**

- Convenient second-floor laundry room
- Drip dry rack
- Folding area for added functionality

### **Mud Room**

- Located on the first floor just off the garage entry
- Built-in hooks, shelving, and storage

### **Smart/Energy Features**

- R49 attic insulation for improved energy efficiency
- Dual thermostats controlling HVAC separately for upstairs and downstairs
- ENERGY STAR HVAC equipment
- Tankless water heater
- Rain/freeze sensors for irrigation

### **Outdoors**

- Electric gated driveway entry
- Side covered patio perfect for outdoor dining
- Private fenced backyard
- Greenbelt and creek views
- Walking path access
- Community playground