

1306 TRAVIS CIRCLE N

Irving, Texas 75038 | Cottonwood Valley

FEATURES LIST

List Price \$975,000	Bedrooms 4	Bathrooms 3 Full 1 Half	Square Feet 3,504	Living Areas 2
Dining Areas 2	Garage Attached 3-Car Garage	Lot Size 0.353 Acres	Year Built 1984	HOA Cottonwood Valley & Las Colinas

Elegant Cottonwood Valley home with timeless architecture, mature trees, and inviting indoor-outdoor living. This pristine former model home offers beautifully scaled living spaces, extensive millwork, plantation shutters, warm hardwood floors, and a lush backyard setting in one of Las Colinas' most established guarded communities.

PROPERTY & ARCHITECTURAL HIGHLIGHTS

- Traditional brick architecture with a Decra stone coated metal roof and mature landscaping.
- Grand entry with soaring ceilings, abundant natural light, and impressive millwork.
- Former model home with numerous custom features and refined architectural details.
- Warm hardwood, wood, ceramic tile, and carpet flooring throughout.
- Plantation shutters, skylights, bay windows, window coverings, and decorative lighting.
- Two fireplaces with brick, gas, and wood-burning features.
- Security features include burglar alarm, smoke detectors, carbon monoxide detectors, fire alarm, fire sprinkler system, prewiring, security service, and owned security system.

MAIN LIVING AREAS

- Dramatic living room measuring approximately 29 x 24 with fireplace, ceiling fan, soaring scale, and abundant natural light.
- Family room measuring approximately 18 x 14 with fireplace, ceiling fan, vaulted ceiling detail, and warm wall paneling.
- Two dining areas, including a formal dining room measuring approximately 16 x 11 plus a breakfast room
- Loft area offering flexible secondary living, reading, or work-from-home potential.
- French doors, paneling, vaulted ceilings, high-speed internet availability, cable TV availability, wet bar, and built-in wine cooler.

KITCHEN & BREAKFAST AREA

- Kitchen measuring approximately 13 x 12 with island, breakfast bar, and walk-in pantry.
- Blue-gray cabinetry, stainless appliances, open flow to the dining area,
- Appliances and kitchen features include dishwasher, disposal, electric cooktop, convection oven, double oven, trash compactor, vented exhaust fan, gas water heater, and plumbed gas in the kitchen.
- Breakfast room measuring approximately 13 x 12 with convenient connection to kitchen and living spaces.

PRIMARY SUITE

- Downstairs primary suite measuring approximately 18 x 15 with vaulted ceilings, crown molding, and sitting area.
- Ensuite bath with dual sinks, jetted soaking tub, separate shower, vanity space, and generous storage.
- Walk-in closet and ceiling fan.

BEDROOMS & BATHROOMS

- Four bedrooms with three full baths and one-half bath.
- Downstairs guest bedroom measuring approximately 12 x 12 with ensuite bath and walk-in closet.
- Upstairs bedroom measuring approximately 16 x 11 with Jack and Jill ensuite bath and ceiling fan.
- Additional upstairs bedroom measuring approximately 13 x 12 with Jack and Jill ensuite bath, walk-in closet, and ceiling fan.
- Comfortable accommodations for family, guests, or multi-generational living.

Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all measurements, schools, HOA information, features, and availability.

PRIVATE OFFICE & WORK SPACES

- Downstairs office measuring approximately 13 x 11 with built-in cabinets.
- Rich wood trim, functional layout, excellent natural light, and a polished work-from-home setting.
- Loft area provides an additional flexible workspace, reading area, or secondary lounge.

LAUNDRY, STORAGE & GARAGE

- Utility room measuring approximately 9 x 5 with built-in cabinets and sink.
- Full-size washer and dryer area with dryer hookup and washer hookup.
- Attached 3-car rear-facing garage with garage door opener.
- Ample storage throughout, including walk-in closets and built-in cabinetry.

OUTDOOR LIVING & LOT

- Beautiful backyard setting with covered patio, patio space, mature trees, lush landscaping, and privacy.
- Large grassy backyard on a 0.353-acre interior lot with sprinkler system and wood fencing.
- Covered patio/porch, exterior lighting, and rain gutters.
- Inviting space to gather, dine, relax, and enjoy indoor-outdoor living.

COMMUNITY & LOCATION

- Located in prestigious Cottonwood Valley in Las Colinas.
- Guarded and gated community with perimeter fencing, playground, common areas, maintenance grounds, management, and security included through HOA.
- Near The Ritz-Carlton Las Colinas and The Nelson Golf & Sports Club.
- Convenient to golf, dining, airports, business centers, Toyota Music Factory, Lake Carolyn, and Las Colinas amenities.
- Irving ISD schools: Lee Elementary, Travis Middle, and MacArthur High School.

UTILITIES & SYSTEMS

- Central natural gas heat and central electric air conditioning with ceiling fans.
- City sewer, city water, individual gas meter, individual water meter, underground utilities, sidewalks, curbs, concrete, alley, and all-weather road access.
- Pillar/post/pier foundation (Inspector said it was the top 5 foundations he's seen in 50 inspections in the area).
- Intercom equipment.

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