

# 4310 Saint Andrews - Features & Amenities

See Virtual Tour at [www.4310StAndrews.com](http://www.4310StAndrews.com)

## General

- 3,353 square feet
- Three bedrooms and 3.5 bathrooms
- Primary suite located on the first floor
- Two-car garage
- Large driveway with plenty of additional parking
- Pier and beam foundation
- Tankless water heater
- Driveway pavers repaired and relaid - February 2026
- Multiple attics with exceptional storage space
- Lifetime tile, hail-resistant roof
- Tinted, heat-resistant window film in foyer and upstairs bedroom for added comfort
- Hand-scraped wood floors throughout the first floor
- High-performance, stain-resistant carpet
- Located in Fairway Vista - a premier gated community located steps from the Ritz-Carlton Las Colinas and the Nelson Golf & Sports Club
- Residents enjoy direct golf cart-path access to the driving range
- 2022 Evolution Golf Cart with lithium batteries available with acceptable offer

## Entry

- Elegant stone-accented exterior with a dramatic arched entry, mature professional landscaping and a newly installed paver driveway that creates a polished arrival.
- Soaring foyer with an impressive wall of windows, hand-scraped hardwood floors and a graceful, curved staircase with wood handrail and decorative iron balusters.

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## **Lighting & Designer Finishes**

- Most lighting sourced from the Dallas Design Center
- Guest bath wallpaper from the Dallas Design Center

## **Chef's Kitchen & Breakfast Room**

- Chef's kitchen appointed with quartz countertops, crisp white cabinetry, designer backsplash, a contrasting island and a second sink for effortless prep and entertaining.
- Premium appliances include a Bosch dishwasher, Jenn-Air 5-burner gas range, wine fridge and new LG refrigerator installed February 2026.
- Arched openings connect the kitchen to the family room while preserving an elevated architectural feel.
- Breakfast room seats six and enjoys backyard and greenbelt views, creating a beautiful spot for casual meals.
- Designer lighting, including fixtures from Design Within Reach, adds a sophisticated finishing touch.

## **Flexible Front Room**

- Most lighting sourced from the Dallas Design Center, adding curated style throughout the home.
- The front room offers exceptional flexibility as an elegant dining room, private study, sitting room or music room.
- Custom designer wallpaper from England, detailed millwork, glass-front built-ins with interior lighting and French doors create a jewel-box impression.
- Guest bath features wallpaper from the Dallas Design Center for an elevated designer statement.

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## Private Primary Suite

- First-floor primary suite designed as a serene retreat with generous scale, soft natural light and views of the trees.
- Double-sided fireplace creates a cozy connection between the bedroom and the ensuite bath.
- Ensuite bath offers dual vanities with updated sinks, granite and mirror, a jetted tub, separate shower and abundant cabinetry.
- Oversized closet with excellent hanging space, shelving and built-in storage.
- Ceiling fan for added comfort.

## Upstairs Retreat

- Large, enclosed game room with wet bar, mini fridge, sink, built-ins, generous storage closet and direct balcony access.
- Game room easily functions as a media room, second living area, play room, office or flexible guest retreat.
- Covered balcony overlooks mature trees and the greenbelt, offering a peaceful place for morning coffee or evening relaxation.
- Two spacious secondary bedrooms, each with ensuite bathroom and generous closet space.
- One bedroom features a dramatic coffered ceiling and tree-lined greenbelt views.
- Landing area is ideal for a reading nook, homework station or compact workspace.

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## **Everyday Convenience**

- Two-car garage with epoxy flooring, built-in storage and refrigerator
- Laundry room includes sink with sprayer, abundant cabinetry and washer and dryer that stay.
- Multiple attic spaces provide meaningful storage beyond the closets and garage.

## **Outdoor Living & Greenbelt Setting**

- Beautifully landscaped backyard with mature trees, privacy and open greenbelt views.
- Covered patio and upper balcony feature ceiling fans, while multiple yard areas offer inviting spaces to gather, lounge, and enjoy the outdoors.
- Backyard artificial turf and professional landscape lighting provide a low-maintenance, evening-ready setting.
- Hot tub ready with concrete pad, electrical wiring and HOA approval
- Mosquito repellent system with 17 risers around the backyard enhances outdoor comfort.

## **Fairway Vista Lifestyle**

- Located in the gated Fairway Vista community, steps from the Ritz-Carlton Las Colinas and the Nelson Golf & Sports Club.
- Residents enjoy direct cart-path access to the driving range, offering an exceptional lock-and-leave lifestyle near golf, dining, spa amenities and resort-style surroundings.
- Quiet greenbelt backdrop adds privacy and a sense of retreat in the heart of Las Colinas.
- Minutes from both airports, the Toyota Music Factory, miles of walking trails and 15 minutes to downtown Dallas