

Garrett Sherman

Texas Real Estate Broker, Lic.# 305111

6219 Churchill Way, Dallas, Texas 75230

Tel: 972-991-2120 / Fax: 972-991-1540

Web: GarrettSherman.com / Email: garrett@garrettsherman.com

The information contained herein is believed to be correct, however, no representation as to the completeness or accuracy of this information is made. The property may not be listed for sale, is subject to withdrawal from the market, change in price, or prior sale at any time. Owner is a licensed Texas real estate broker. Reader bears the responsibility for proper verification of the information presented.

FOR SALE: \$925,000

12504 Matisse Lane, Dallas, TX 75230

Quality Modern Privacy Quiet Garden Space Trees

2013 ALTA Certified Survey Measurements:

LOT:	10,622 (.2438 Acres)	148.1D x 71.7 W
TOTAL Bldgs.	3,717	
3 Car Garage	678	31.6 x 21.5
LIVING SPACE	3,039	
Cabana Office	165	16.1 x 10.2
MAIN Bldg	2,874	
Master Bedroom	344	21 x 16.4
Master Bath	290	19.6 x 14.8
Guest Bedroom	194	16.2 x 12
Great Room	380	19.6 x 19.4
Kitchen	145	15.1 x 9.6
Dining Room	221	16.5 x 13.4
Dinning Nook		9.6 x 7.5 3.7 4 4 7.2
Foyer	197	16 x 16
Cabana Office Bdrm	165	16.1 x 10.2

\$2 Per TOTAL SF, \$304 Per Living Space SF

- 3/2 Including Detached Cabana Office Bedroom

- Zero Lot Line, NO mandatory HOA or dues
- Updated 2016 and 2013, YOC 1985
- Single-Story, Brick, Pier and Beam, Slate Gable Roof
- On Cul de Sac, Alley access garage, curbs and sidewalks
- All underground utilities, 3 HVAC units
- Hot Tub Ready, No Pool, Redwood Deck, Covered Patio

NEW TO MARKET!!! NEVER OFFERED BEFORE!

At \$304 per square foot, this ready-to-move-in beauty is a five star palace in Dallas! This quality villa is perfect for downsizing buyers, empty nesters, retirement, moving to the city and/or just having a great life. The well-appointed master, kitchen, bar, garage and office are sure to please. The grounds, trees, covered patio, deck and privacy will yield years of much satisfaction. This property is loaded with expected features at this price point and boasts technology that may surprise you.

With just over 3,000 square feet, this home is not too large, yet it has huge rooms due to the two bedroom plus configuration. The wonderful detached structure can serve as a third bedroom, office, exercise room crafts room or cabana. Don't forget about the nice sport court!

DIRECTIONS:

Proceed to North Dallas via LBJ Freeway (I635). Exit Preston Rd. (SH289).

Preston Rd. is located just East of the North Dallas Tollway and West of N. Central Expressway (I75).

Proceed South on Preston Rd. for one mile. Turn right onto Cezanne St. which is the 3rd street South of LBJ. A brick wall with "Preston Meadows" is located at Cezanne St.

Proceed on Cezanne St. for 2 blocks until it ends into Matisse Ln. Turn left onto Matisse Ln. The property is the 2nd house on the left.

LOCATION:

- AAA, 5-Star, Crown Jewel.
- Very affluent, high income, low crime, many active seniors, prestigious
- Right off of triple-platinum Preston Rd., SOUTH of the super new LBJ Express
- Very few apartments, wonderful neighborhood merchants and services
- Reasonable day traffic. light night traffic, outstanding access to freeways in all directions, no nearby trains, no industrial

- Close to everything: downtown: 16 mins, Love Field: 13 mins, DFW Airport: 18 mins, Galleria Nordstrom: 3 mins, North Park Neiman Marcus: 8 mins, Shops of Legacy (Frisco): 23 minutes.

AREA INFRASTRUCTURE:

- Among the world's best:
- No flooding, fire station is two blocks away, well-maintained and engineered streets, great water pressure, no telephone poles in subdivision
- Mostly 1/3 acre R-16 single family area, DISD with North Texas' best private schools nearby. Park is a block away.
- You cannot hear Preston Rd. N Dallas Tollway or LBJ Freeway at subject site.

SITE:

- Located in Preston Meadows Subdivision that contains 90 homes. Most of the lots are 7,500 square feet.
- One-quarter acre, low maintenance lot (\$25 per lawn service)
- Zoned TH-1, zero lot line, ample room to add on
- No mandatory HOA, voluntary ANNUAL dues: \$200
- No HOA deed restrictions or regulations
- Low building-to-lot coverage ratio: 35%
- The best lot in subdivision, one of the largest
- Best location at the cul-de-sac on side of street end
- Front of house faces West, hot late afternoon sun is reduced
- Lot was purchased in 1983 for \$300,000, real current lot value: \$450,000
- Up high structure elevation lot for superior drainage
- A canopy of nursery-planted (1985) trees provides great shade. There are five 35-45 foot tall trees, 2 feet in diameter, trimmed nicely: 1 red oak, 1 cypress elm, 1 elm, and 2 live oaks.

HARDSCAPE:

- New aggregate concrete curb and sidewalks (2014)
- New concrete cabana patio (144 SF 12 x 12) and sidewalk, driveway expansion, alley trash bin pad (2013)
- An electrical outlet is sited in the cabana patio for a new hot tub
- New main patio redwood deck (14 x 10) sa14 with designer iron handrails
- Flagstone grill patio, covered stained brick patio with outdoor ceiling fan
- Stained brick front porch with stunning arched copper top

- **Stone fence columns on piers, statuary and lily pond infrastructure, Millsap stacked and mortared stone plant beds**
- **Board-on-board stained 8 ft. cedar fence with one vehicle gate, 1 split door gate with electronic lock**
- **Hidden outdoor storage area.**
- **Stone-lined plant beds, sculpture display (sculpture not included!)**

LANDSCAPE:

- **Low voltage LED lighting front and back, LED security lighting, LED yard light post and mail box**
- **Stunning trees as described above, St. Augustine grass, Japanese maple, acubas, cross vines, roses, pittosporum, lariope, japonicas, Italian cypress, Savannah hollies, you pin hollies, and room to plant more.**
- **Enhanced soil raised landscape beds with room available to plant your favorite flowers and plants**

FEATURES

- **Just enter the code and presto! All Five exterior doors have electronic remote access motorized dead bolt digital keyless lock handlesets by Schlage in brushed nickel. These handleset locks have changeable codes and can be opened by your cell phone via Wi-Fi or by a physical key. Schlage says the code access is more secure than keys.**
- **Amazing electronic Lutron Maestro IR remote control fade dimming lights throughout. Over 70 cans and spot lights are fitted with 50,000 hour top quality TCP Par 38, 30 and 20 LED high output 3,000K halogen color bulbs. Single click to reach preset dimming level, double click to full brightness or use remote control. All controls and plug outlets are glossy modern screwless Decora in white. Turn on lights throughout by pointing remote within 25 feet and clicking.**
- **Whole house instant endless hot water via Rynai tankless gas hot water heater with recirculating pump. Yes, instant.**
- **Micro air filtration by April Aire provides the highest germ, dust and pollen air purification available. Used in hospitals, these large accordion-style filters are installed at the return air plenum. They last for 12 months before they need to be replaced at \$45 each.**
- **Exceptional energy efficiency with electric bills as low as \$35 and averaging less than \$100 per month. The slate roof and wire-mesh-**

secured fiberglass insulated floors throughout help make the home efficient.

- **Prewired with in-wall CL3 professional speaker wire for 9+2+2 home theater sound with a quick connect jack panel at electronics rack is offered. Outdoor deck speakers are supported.**
- **Air-conditioned 3-car garage with ceiling fan features a new epoxy surface, railings, workbench, and high output LED lighting (2016). Two new garage door openers with outside remote keypad. Garage has two large closets and a giant heavy-duty shelving system for storage.**
- **A sport court on the driveway offers an adjustable height clear acrylic regulation basketball goal and NCAA goal markings. A green tennis backboard brick wall with a net line is provided. A safety net is installed to help keep balls and players out of the alley.**
- **New real Harwood floors on tongue and groove decking, 2 ½” red oak, stained light with high traffic poly finish (2013) in all areas except baths and cabana**
- **New Sherwin Williams decorator selected paints. Ceilings are one-half strength color. Trim is satin “Incredible White” oil-based spray for silky smooth automotive quality finishes(2013).**
- **Detached cabana offers a panoramic view and features a separate entrance whereby guests can park in one of 3 spaces and visit without entering the main house.**
- **Glass window walls containing 4 sliding glass doors over look patio, deck and grounds. Master glass wall has remote control motorized black out shades.**
- **Marvin casement and double-hung wood-clad windows with real wood pane grids and insulating panels, no screens**
- **Extensive trim: high baseboards topped with molding, chair moldings, extra molding pieces at doorways for an elegant look**
- **Vaulted ceilings to 14 feet with contrasting wood beams**
- **Huge amounts of closet space, garage storage, attic storage, cabinets. shelving**
- **Heavy-duty 2-by-6 construction with 5/8” sheet rock walls and ceilings**
- **Automatic closet lighting for eight of the closets**

- **8 ½ tons of AC in 3 units all with programmable stats. Replaced in 2013 and 2012.**
- **Monitored, wired battery-backed-up security and fire alarm system with door and window contacts. Works with cell phone, no home line required**
- **Leaded glass trans come and side panels at entry**
- **Wireless electronic doorbell with multiple tones and 3 ringers**
- **4 skylights: 4 x 4 at entry, 2 x 2 in butler's pantry, 2 x 2 in guest bath and 6 x 4 in mater bath**
- **Eight smooth tapered columns with capitals, misted designer brick**
- **Orange peel and hand trowel faux textures. No wall paper anywhere.**
- **Tinted Double-flap medium pet door with cover.**

GREAT ROOM:

- **Masonry gas-supplied wood burning fireplace with marble surround. Marble hearth on floor and custom carved mahogany mantle.**
- **Vaulted 14- foot ceiling with contrasting wood beams**
- **Floor plugs and wall plugs activated by wall switch and Maestro control**
- **Cable TV / Internet, DirecTV prewired**
- **Home theatre wiring as previously detailed**

KITCHEN:

- **Granite tops with demi-bull edges, stacked tumbled marble backsplash**
- **Granite breakfast bar with carved corbels**
- **Viking continuous iron grate 6-burner gas cooktop**
- **Kitchenaid high power hidden telescoping under vent**
- **Kitchenaid 42" built-in side-by-side refrigerator with filtered water and crushed ice in the door**
- **Kitchenaid built-in pull down door microwave and double electric ovens**
- **Delta touch gooseneck one hole faucet with detachable spray and 3 in-counter soap and lotion dispensers**
- **Under cabinet lighting and powerful LED can lighting**
- **Built-in trash drawer, above cabinets display areas,**

BUTLER'S PANTRY:

- **Subzero under counter refrigerator with ice maker**
- **12-bottle wine rack, glass cabinets**
- **Wet bar with round polished stainless steel sink with gooseneck single hole faucet with pull down spray**
- **Under cabinet lighting, marble backsplash, granite tops**

PANTRY / UTILITY ROOM

- **Walk-in pantry, utility room combo with bonus closet.**
- **Beautifully finished adjustable shelving, laundry cabinets**
- **Gas or electric dryer ready, built-in ironing board**
- **Can lighting, window**

DINING ROOM:

- **Huge size: can fit a table set for up to 12. Table can be extended into foyer for even more guests.**
- **Glass rod modern chandelier**
- **Plantation shutters**
- **Hand trowel texture with faux finish**
- **Can lighting, privacy door to butler's pantry and wet bar**

DINING NOOK:

- **Octagonal with Marvin wood windows on 3 sides**
- **Drum LED light fixture illuminates domed ceiling**
- **Metallic finished cabinet with display shelving**
- **Overlooks deck and garden**

CABANA OFFICE BEDROOM:

- **Glass on three sides, awning on South glass**
- **New large window wall Andersen sliding door (2013)**
- **Stone columns in-place for future pergola**
- **Covered lighted porch**
- **New split system LG ductless 1 ½ ton AC with powerful heater is super quiet and efficient with a SEER of 21 (2013)**
- **New multi-color epoxy floor (2016)**
- **New LED spot lighting on Maestro dimmer (2013)**
- **Covered rain gutter**
- **Protected by alarm system**

MASTER BATH:

- **Giant 290 square feet (19.6 x 14.8) with 2 toilets and 2 sinks**
- **Light Colonial Cream granite tops with full bull edges**
- **Light tan travertine floor and shower with accent mirror glass mini tiles and two marble tile medallions**

- Full-height frameless shower glass, RainEx coated, glass shower roof, sealable for future steam unit
- Five shower heads: 3 body sprays, 1 wand, 1 high output hotel main head
- New shower fixtures by Delta, new trench lavatory faucets, all in brushed stainless steel finish (2013)
- Heated large Kohler tub with retractable wand and modern tub spout
- Two Toto toilets and pocket privacy doors
- Vanity desk with dimming LED light strips
- Rectangular Kohler sinks arranged on opposite walls
- Three built-in wardrobe closets with drawers and full-height dressing mirror
- Two linen closets with shelving
- All closets have automatic lighting
- High powered dimmable LED lighting with remote control

MASTER BEDROOM:

- Huge 21 x 16.4 size for a total of 344 square feet
- Glass window wall of sliding doors
- Remote control motorized blackout shades
- Prewired for cable TV and DirecTV at foot of bed
- Remote control dimming lamp lighting along room perimeter
- Huge walk-in closet with shelving
- Desk area, sitting area, reading library, art displays
- Giant, almost silent ceiling fan performs amazingly well
- Beamed vaulted ceiling, LED can lighting, security alarm panel, Foyer light control
- Separate 3-ton Carrier HVAC system with in-room digital programmable thermostat
- A total of six closets are in master suite

GUEST SUITE

- Guest suite accommodates a king bed. The guest bath is sleek with a waterfall lavatory faucet, glass bowl, amazing granite top, dark limestone floor, toto toilet, shower wand, rain head, glass enclosure (2013).
- Cable TV and DirecTV
- Remote control ceiling fan
- Remote control LED can lighting and lamp plugs
- Plantation shutters
- Closet in guest bathroom and bedroom

HISTORY:

My Dad, a Dallas real estate developer, built this dream retirement home 30 years ago when he was 58 years old. I just finished upgrading and modernizing the property. I spent over \$200,000 and dealt with nine total months of contractors during 2013 and 2016. Dad paid over \$300,000 just for the lot in 1983. He spent a year with his architect designing and then another year building. Dad was one of the very first purchasers of a lot in Preston Meadows, otherwise known as the artists streets. He picked the very best lot at the edge of the cul-de-sac, but not in it. The lot is in the interior of the sub-division and away from Preston Rd. traffic noise.

IDEAS:

Exceptional features and extraordinary detail make this home fantastic. Certain buyers may wish to add a hot tub, a pool or a pergola. For those with a boat, trailer or RV, a new front driveway to and inside of the vehicle gate may be desired. An expansion of the cabana is an option. Leaving the property as it is should prove to be very satisfying.

THANK YOU !