

705 Johns Well Court, Argyle, Texas 76226

Listing ID: 21162954



2.5 acres; heavily wooded; North facing; Private



Timeless architecture; Brick-Stone facade; 2018 Roof



Landscape explodes in Spring; 2019 HVAC's



3-car garage has a sink, workbench and mass built-in wall storage; 3rd bay is long enough to fit a Suburban



Flooring has brick accents at entry surrounded by herringbone Oak hardwoods; There's a door to a big under-stair storage space to the right of the stairs just prior to reaching the primary bedroom seen in the photo



Recessed lighting is LED; NOTE the coat closet neatly tucked away

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All lighting fixtures in the home are designer selections; NOTE the nook for hutch



Extensive high-end millwork and herringbone Oak flooring flow seamlessly from formal to informal areas



Massive custom built-in bookcase with adjustable shelving is art in itself, along with the Pool view



Natural light floods the entire home; The overall aesthetic is chic yet comfortable; Open formal spaces for effortless entertaining



Massive counter height breakfast bar; Built-in fridge-freezer; NOTE the Butler's pantry through the door to the right of the cooking area



A cheerful, cozy kitchen thanks to exposed brick and bright quartz countertops; NOT SHOWN is a quaint dry bar between dining and kitchen

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True butler's pantry with second sink, beverage-fridge, and extensive built-ins (not shown on opposite side, pantry shelving and nooks for cleaning supplies)

Sophisticated, designer chandelier elevates the breakfast area



The home is elevated so all views to the front are expansive and private

Double convection ovens; Gas cooktop; Pot filler



Designer fixtures are also throughout; OPEN casual spaces for effortless entertaining

Woven Roman-shade window treatments; Wood-burning fireplace with gas starter; French doors open to a covered, enclosed alfresco patio

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Cathedral ceiling; Wood beams; Built-ins; Juliet Balcony; Stunning space

Full bath downstairs with quartz is between two main hallways (other side leads to the 2ndary bedroom downstairs); NOT SHOWN is the separate shower



Level 1 secondary bedroom is currently used as an Office; View of pool and outdoor living area; Ceiling fan

Functional mudroom has custom cubbies from floor to ceiling and charming wainscoting; Laundry has full-size fridge-freezer spot; NOT SHOWN opposite washer and dryer is drip-dry area with more storage and butcher block countertop



MASSIVE primary has a den and private patio of its own; NOTE there is ZERO CARPET in this entire home

A true retreat; Ceiling fan

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Primary ensuite with hydrotherapy tub; Closed door is the water closet - look closely at the designer hardware which is on all the doors in the home; all Level 1 doors are solid, 4-hinge too



Dual vanities and sinks; Granite countertops; Closed door is massive walk-in closet with built-ins

Level 2 game room can be used for work-play-hobby-exercise; Ceiling fan



Large nook in the game room currently used for study, overlooking a forest of trees

Level 2 third bedroom has large walk-in closet (opposite side) and ceiling fan; The view!

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Bathroom between bedroom and hallway has quartz counters, plentiful storage, separate shower



Level 3 fourth bedroom with another big walk-in closet; Ceiling fan; More views!



Another upstairs bath, also with both bedroom and hallway access; plentiful storage and quartz counters



Flexible bonus room is currently used as a 5th bedroom - it has 2 large closets and doors that close at the Juliet balcony; Can also be used for work-play-hobby-exercise



The backyard feels like a secluded Forest encompassing a heated pool-spa with moss rock waterfall and safety net and outdoor living area



Outdoor living-kitchen gazebo has tongue-and-groove ceiling, built-in gas grill, mini-fridge and wood burning fireplace

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See the giant sandbox?!



Storage shed at rear of property



A rare blend of space, style and serenity



5149 square feet; Wildly flexible floor plan