

ListReport for

1613 Le Mans Lane,
Southlake, TX 76092

4BD | 3BA | 3,478 SQ. FT



DFW AGENT

DFW Real Estate Agency

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165 S Kimball Avenue, Suite 100, Southlake, TX 76092
Branch NMLS# 1325498 | (817) 756-1555



2
BED



2
BATH



2,000
SQ FT



3,000
LOT SIZE



SAMPLE



SUMMARY

TRULY MAGNIFICENT GRAND VILLA HOME IN DESIRABLE CARILLON, SOUTHLAKE! HEAVILY UPGRADED INCLUDING CUSTOM DUPIONI SILK DRAPES, HUNTER DOUGLAS BLINDS, SUNBRELLA PATIO DRAPES AND MORE! PREPARE TO BE WOWED WITH EVERY IMAGINABLE LUXURY INCLUDING SPECTACULAR SPIRAL STAIRCASE WITH FULL OAK TREADS, BOX-BEAM CEILING, MAIN FLOOR LIBRARY-STUDY WITH STAINED OAK FRENCH DOORS, AND RESTORATION HARDWARE FIXTURES THROUGHOUT. THE HUGE, OPEN KITCHEN IS AN ENTERTAINERS DREAM COME TRUE AND OFFERS A LARGE BUTLERS PANTRY, CUSTOM STONE COUNTERS AND BACKSPASH, UNDER CABINET LIGHTING AND MORE! CARROLL ISD!



VERY CONVENIENT AREA

Most major services in this area are located within **3** miles.



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



NEIGHBORHOOD EATS

This home is located near **93** moderately priced restaurants rated four stars and up.



GREAT SCHOOLS

The schools for this home are **above average** for this neighborhood



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AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **3** miles.



MEDICAL



MOVIE THEATER



GYM



ATM



CLEANERS



0.4
MILES

4.6
MILES

1.7
MILES

1.4
MILES

1.9
MILES



GROCERIES



GAS



PHARMACY



COFFEE

2.6
MILES

2.2
MILES

2.9
MILES

2.5
MILES



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **7** private schools and **2** charter schools within **5** miles.

PK-4

JACK D. JOHNSON
ELEMENTARY SCHOOL
ASSIGNED

10
RATING

7-8

CARROLL MIDDLE
SCHOOL
ASSIGNED

10
RATING

11-12

CARROLL SENIOR HIGH
SCHOOL
ASSIGNED

10
RATING





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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK NORTH PARK	0.7 MILES
	GOLF COURSE ART OF LONG DRIVING	1.9 MILES
	DOG PARK BOOBOO'S BUDDIES DOG PARK	2.1 MILES
	HIKING HORSESHOE TRAIL	2.1 MILES





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FOOD REPORT



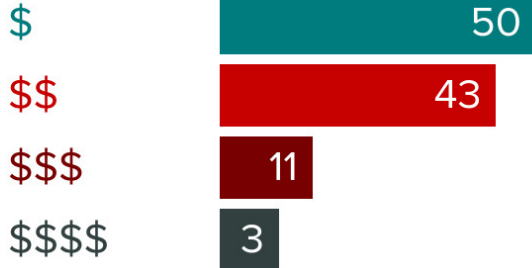
NEIGHBORHOOD EATS

This home is located near **93** moderately priced restaurants and has an **average** variety of cuisines.

111



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	19
FAST FOOD	16
MEXICAN	14
ITALIAN	11
PIZZA	9
BARBECUE	7
ASIAN	5
INTERNATIONAL	5
JAPANESE	4
OTHER	10

To learn more about this home or obtain financing information, please contact:



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