

UPDATES AND FEATURES:
1011 THORNRIDGE CIRCLE, ARGYLE, TX 76226

MAIN HOME:

- One and a half story home with all primary living downstairs and one bonus room above the garage
- Oversized 3 car garage with heater
- Split bedrooms with Primary Suite on opposite side of the home from the additional 4 bedrooms
- 3 of the 4 secondary bedrooms have ensuite bathrooms
- 4th bedroom features vanity sink in bedroom
- 2 woodburning, stone fireplaces (one gas start)
- Kitchen features –fridge, two sinks, two dishwashers, gas range, built-in ice maker, trash compactor & pot filler
- Large, walk in pantry
- Wine Room/Bar behind kitchen
- Vaulted ceiling in Great Room featuring wood beams from the 1800s and wood wall from a barn in Arkansas
- 3/4” Old Hickory Solid Wood flooring throughout main areas of home

GUEST HOME:

- Screened Front porch
- 2 Full Bathrooms + 1 large bedroom with huge walk-in closet
- Separate Fenced Yard
- All Electric
- Full kitchen, laundry room, living and dining space

OUTDOOR FEATURES:

- Beautiful landscape, tree and security lights throughout the front and back yards
- Gorgeous salt water pool and spa, including “sandbox” beach area, tanning ledge and water feature
- Chicken coop and run
- Elaborate Playhouse with LED lighting, HVAC, WiFi and loft

SMART HOME FEATURES:

- Thermostats
- WiFi controlled Sprinkler system, Playhouse lights & A/C, gates & garage doors, pool equipment & lighting, door locks, security cameras/system
- Playhouse lights and A/C

ADDITIONAL PROPERTY HIGHLIGHTS:

- Ag Exemption for Property Taxes
- Whole House Generator
- Whole House wired with 12 gauge or higher 20 amp circuits or larger
- Whole House surge protection at electrical panels
- Cat 6 cables pre-wired throughout the home
- Hardwired security cameras and system controlled with phone app
- Full perimeter fencing, including cross fencing, gates and cattle guard