

## **Amy Detwiler - Listing Copy - 3200 Purdue**

Stunning Transitional in University Park on an expansive 68x140 lot with 3-car garage, sliding gate, and bright open floor plan will take your breath away. Sophisticated designer upgrades, marble gourmet kitchen, herringbone hardwood floors and an abundance of architectural detail throughout, welcome you to the ultimate in luxury living and entertaining.

Designed by architect William Briggs and built by Oxbridge Custom Homes in 2016, the craftsmanship and attention to detail here are unrivaled. Exquisite foyer boasts tall ceilings and beautiful iron staircase, flanked by a light-filled dining room and adjacent formal living.

At the heart of the home a gourmet eat-in kitchen with sleek custom cabinets, marble center island, and professional grade appliances open to a gracious family room with stone fireplace and wall of windows looking out to a manicured fenced lawn. Subtle gold accents from pendant lights to chandelier are a special touch. Large walk-in pantry closet, plus butler's pantry with access to formal dining is ideal for social gatherings and celebrating family events.

Take the impressive paneled stairwell to your inviting master suite and enjoy a soaring beamed ceiling with sitting area and spectacular spa bath. A freestanding tub with marble backsplash, marble and glass dual head shower, elongated vanity and multi-coved ceiling sparkle in the soft glow of designer sconces and pendants for a calm and tranquil retreat. Giant walk-in closet with custom shelving and additional linen closet are perfection.

Guest suites are equally comfortable and spacious with large ensuite baths and walk-in closets. A handsome private study with coffered ceiling and custom bookcases, ample storage areas, separate laundry and several desk alcoves ensure everyone and everything has its place.

You'll love the covered stone patio with fireplace met by a beadboard ceiling with multiple fans offering the perfect lounge space for entertaining and enjoying the outdoors year-round. There's plenty of room should you want to add a pool. Acclaimed HPISD schools and prime University Park location on a quiet tree-lined street! Call today and experience the best of Park Cities living.