



1012 Bandelier Drive  
Waterford Parks  
Allen, TX

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Stunning updates just completed in the beautiful Drees home situated on a 0.20 acre lot in the Parks at Waterford community in Allen, TX.

This gorgeous home features impeccable architecture and attention to detail.

The beautiful stone & brick façade and lush landscaping make for amazing drive up appeal.

3 Car oversized, rear garage is split and climate controlled with Mr. Cool system for heating and air conditioning. Additional storage space and room for fridge.

Board on board stained fence with electric gate creates a huge space for kids to play.





Upon entry into this gorgeous home you are immediately greeted with a 19' soaring ceiling and beautiful hardwood floors, recently restained stretch through entry and elegant formals, as well as freshly painted soft grey walls.

Formal living features double crown molding and bay window. Formal dining offers double crown, chair rail and picture molding and chic chandelier.

Great space for entertaining!



Spacious gourmet kitchen has quartz countertops, glass tile subway backsplash & abundance of recently painted white cabinetry with under mount lighting. Large island offers additional storage. Stainless steel appliances include 4 burner gas cooktop, stainless vent, oven, dishwasher & built-in microwave. Charming breakfast area features built-in cabinets with quartz topped desk and window seat.





Warm and inviting family has soaring 19 foot ceiling, freshly stained hardwood floors, double crown molding and surround sound. The modern tile gas log fireplace, with connections for your flat screen TV, is flanked by recently painted built-in cabinets.

Wall of paneless windows overlooks the pool, open patio and outdoor kitchen. While the soft grey paint opens up the room.



Private master suite has recently installed carpet, crown molding, 10 foot ceiling with ceiling fan, recessed lights and built-in speakers.

This retreat features a spa-like master bath with separate vanities with granite countertops, separate tiled shower and corner jetted tub. This master bath is completed by a spacious walk-in closet.





French doors open to the upstairs game room is set up with entertainment in mind. Spacious with multiple areas is the perfect place to hang-out. Built-in speakers and storage closet round out the space. Back staircase takes you to the kitchen.

Media room features sconce lighting, built-in white cabinetry, surround sound, attached screen and three spacious closets for storage. The best place to watch the next action film.

Freshly painted soft grey walls and recently installed carpet in both areas.





Two secondary bedrooms with recently installed carpet, built-in speakers and walk-in closets share a hollywood bathroom.

Additional large secondary bedroom, perfect for guests, off the game room with built-in speakers and a private entry into another full bathroom, which has additional game room access as well.







**This hidden gem leaves no stone unturned!** Take a dip in the sparkling heated, Riverbend pool or soak in the spa! Entertain on the extended open patio and cook burgers on the gas grill in the outdoor kitchen while listening to music on the outdoor speakers. Play basketball in the backyard driveway and feel secure with the 8 foot board on board stained wood fence and electric security gate. The opportunities are endless and there is plenty of room for entertaining and fun!



## Distinguishing Features

### Entry

- Stone & Brick Façade with Landscaped Walk-up and Mature Trees
- 8-ft Front Door with Large Transom Window and Side Lights with Plantation Shutters
- Soaring 19-ft Ceiling in Foyer
- Freshly Stained Hardwood Floors
- Wrought Iron Spindle Staircase

### Formal Living

- Freshly Stained Hardwood Floors
- Double Crown Molding
- Bay Window
- Recessed Lights

### Formal Dining

- Freshly Stained Hardwood Floors
- Chic Chandelier
- Double Crown Molding and Chair Rail
- Built-In Speakers

### Family Room

- Freshly Stained Hardwood Floors, Double Crown Molding & Ceiling Fan
- Wall of Paneless Windows
- Modern Tile Gas Log Fireplace with Connections for Flat Screen TV Flanked by Freshly Painted Built-In Cabinets
- Surround Sound and Large Art Niches

### Powder Room

- Freshly Stained Hardwood Floors
- Pedestal Sink
- Framed Mirror
- Located on Main Level

### Kitchen & Breakfast Area

- Quartz Countertops
- Tile Flooring
- Freshly Painted White Cabinetry with Soft Close Drawers and Pewter Pulls
- Glass Subway Tile Backsplash with Under Mount Lighting
- Large Island
- Stainless Steel Appliances Include: 4-Burner Gas Cooktop, Oven,, Built-In Microwave, Dishwasher and Vent
- Charming Breakfast Area offers Built-In Quartz Topped Desk and Window Seat

### Master Retreat

- Private Master Suite with Crown Molding, Built-In Speakers and 10-ft Ceiling
- Master Bath offers Separate Vanities with Granite Countertops, Corner Jetted Tub and Separate Shower
- Spacious Walk-in Closet

### Updates/Additional Info

- Entire Interior Painted Soft Grey 2020
- All Doors and Trim Painted 2020
- Cabinets Painted 2020
- Recently Installed Carpet in all Bedrooms 2020
- Class IV Roof and Gutters 2019
- Water Heaters 2019
- 8-ft Doors on First Floor

### Secondary Bedrooms

- Two Secondary Bedrooms, both with Built-In Speakers and Walk-In Closet share Hollywood Bath
- Additional Second Bedroom with Built-In Speakers with Private Entry to Full Bath with Game Room Access

### Media/Game Room

- Large Game Room with French Doors, Built-In Speakers, Recessed Lights and Walk-In Storage Closet
- Media Room features Sconce Lights, Mounted Screen, Surround Sound and 3 Spacious Closets for Storage

### Outdoor Experience

- Sparkling Riverbend Heated Pool and Spa
- Lush Landscaping
- Open Extended Patio offers Outdoor Kitchen with Electric and Gas Grill, Plumbed for Gas
- Outdoor Speakers
- Basket ball Hoop
- 8-ft Board on Board Stained Wood Privacy Fence with Electric Rear Gate
- Large Pool Storage Area

### Utility Room/Garage

- Full Size Washer & Dryer Area
- Freshly Painted Built-In Cabinetry
- Sink in Utility
- 3 Car Oversized Rear Garage, Split has Mr. Cool Heating and A/C and Room for Fridge



# 1012 Bandelier Drive Waterford Parks

## Parks at Waterford Amenities

- ◇ Junior Olympic-Sized Pool
- ◇ Playgrounds and Picnic Areas
- ◇ Clubhouse and Cabana
- ◇ Children's "Splash Park"
- ◇ Hike and Bike Trails with Greenbelt and Creek
- ◇ Close access to City "Rocketship Park"

**4 Beds / 3.5 Baths / 2 Living / 2 Dining / Game / Media / Pool / Outdoor Kitchen / 3 Car Garage Oversized**

MLS:	14315433	Family Room:	16 x 23	Kitchen:	15 x 13	Master:	17 x 15
Subdivision:	Waterford Parks	Formal Living:	12 x 14	Breakfast:	9 x 12	Bedroom 2:	11 x 14/2
Year Built:	2004	Formal Dining:	10 x 14	Game Room:	17 x 20/2	Bedroom 3:	12 x 12/2
SF:	3,875/tax	Utility:	8 x 7	Media Room:	17 x 15/2	Bedroom 4:	12 x 13/2
Lot:	0.20/tax					Garage:	3 Car Oversized
Allen ISD*	Cheatam Elementary	Curtis Middle		Lowery Ninth Grade		Allen High	

\*Schools subject to verification through Allen ISD



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