

# 6616 BLUFFVIEW DRIVE

LUXURIOUS TRADITIONAL HOME IN CHAPEL CREEK



## TABULATIONS

Per Plans: •7,823 sq. ft. Living •777 sq. ft. Garage •710sq. ft. Covered Exterior •9,310sq. ft. Under Roof •Lot Size: .46 acres.

## SALES INFORMATION

•Five Bedrooms •Five Full and Two Half Baths •Family Room •Great Room •Formal Dining Room •Kitchen with Breakfast Area •Wet Bar •Butlery •Study •Office •Mud Room •Two Fireplace Inside •Gameroom/Exercise •Private Guest Suite Downstairs •Three Car Garage •Veranda with Outdoor Fireplace & Grill •Pool w/ Spa & Water Feature •Extensive Storage •Legal Description: Lot 5R, Block A, of the Bluffs at Chapel Creek, City of Frisco, Collin County.

## STRUCTURAL SPECIFICATIONS

•Engineered Pier & Slab Foundation •DuPont Tyvek Exterior Housewrap •Solid Panel Roof Decking •Engineered Open Web Floor Truss System.

## FINISHES

•Custom Wrought Iron and Glass Entry Door •Stone Entry Floor •Hand-Scraped Hardwoods in Study, Great Room, Kitchen and Master Suite •Inlaid Marble Floor in Powder •Special Finish Kitchen Cabinetry •All Eight Foot Solid Core Paneled Doors and Designer Hardware •Extensive Granite Throughout •Vaulted and Beamed Ceilings •Patterned Marble Flooring and Tub Surround In Master Bath •Structural Glass Master Shower •Elaborate Master Closets with Extensive Shelving and Built Ins.

## EXTERIOR SPECIFICATIONS

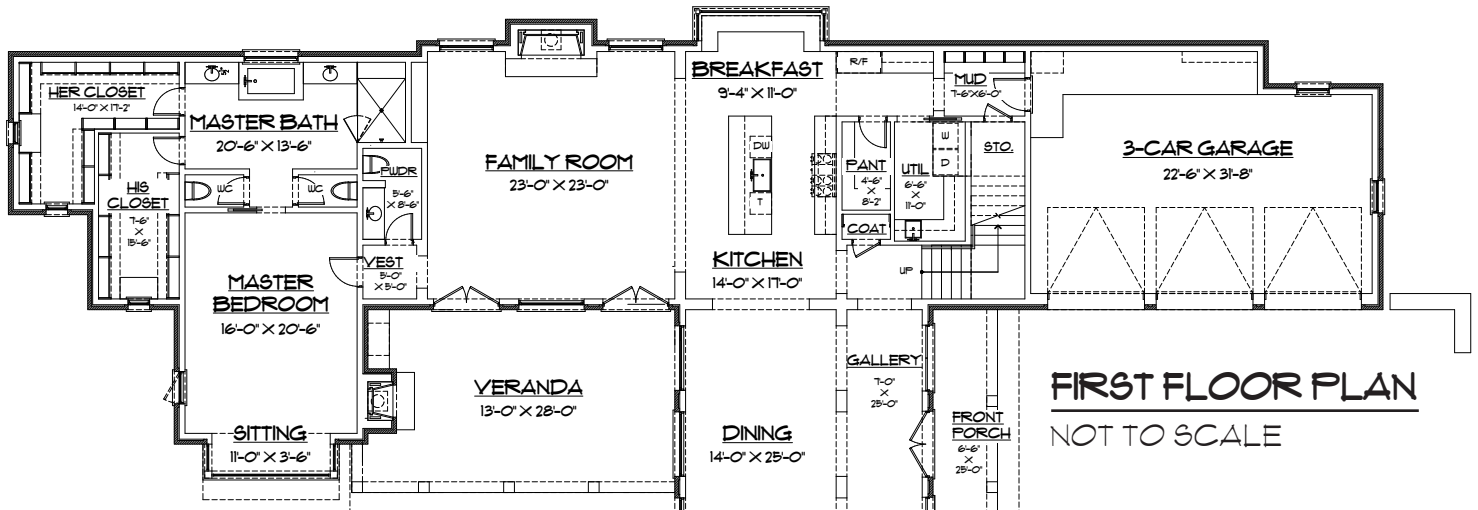
•Transitional Design •Stone Exterior with Cast Stone Architectural Elements •Roofline Foam Insulated Ceilings R-23, Spray Foamed Insulated Walls and Polycell Sealant •Double Pane Insulated Aluminum Clad Quaker Windows •Oversized Insulated Wood Architectural Garage Doors •Patterned Concrete Drive & Lead Walk •Fully Landscaped and Sprinklered.

## EQUIPMENT SPECIFICATIONS

•High Efficiency 96% Efficiency Lennox 16 SEER Zoned Air Conditioning with 10-Year Warranty and Master Zone Humidifier Unit Gas Heating and Electric Cooling •Gemini Zoned Security System with Smoke and Fire Alarm. Alpha Readout. •Audio/Video/Communications Pre-wired •Tankless Water Heating System. •Category 5e Wiring Throughout •Zoned Interior Fire Sprinkler System •Lift Master Garage Door Openers •Decora Rocker Switches Throughout •Recessed Can Lighting Throughout •48" Sub Zero Refrigerator •Icemaker & Winecooler in Wet Bar •48" Six Burner Wolf Rangetop •36" Lynx Sedona Grill.

Prices and Specifications subject to change without notice.

# 6616 BLUFFVIEW DRIVE



AREAS	
LOWER FLOOR A/C	5,017 S.F.
UPPER FLOOR A/C	2,806 S.F.
<b>TOTAL A/C</b>	<b>7,823 S.F.</b>
AUTOMOBILES/ STORAGE	TTI S.F.
LOWER EXT. COVERED	710 S.F.
UPPER EXT. COVERED	0 S.F.
<b>TOTAL COVERED</b>	<b>9,310 S.F.</b>

