

Category: Residential Type: Single Family Orig LP: \$8,000,000  
 Area: 10/2\* Map: DA\*/0005\*/N\* Also For Lease: No Low:  
 Subdv: Preston Trails 2nd Sec\* Lst \$ / SqFt: \$ 575.04  
 County: Dallas Plan Dvlpmnt:  
 Parcel ID: 008209000301a0000 Legal: Preston Trails 2nd Section Rep  
 Lot: 1a\* Blk: 38209\* Multi Prcl: No MUD Dst: No Unexempt Taxes: \$



Bedrooms: 5 Tot Baths: 6.4 Liv Areas: 6 Dining Area: 1 Story: 2 Pool: Yes  
 Fireplaces: 4 Full Baths: 6 Levels-1st: 4 2nd: 2 3rd: Bsmt:  
 Sec Sys: Yes Half Baths: 4 Levels-1st: 3 2nd: 1 3rd: Bsmt:

SqFt: 13,912\* / Other Documentation Yr Blt: 1967 / Preowned HdcpAm: No  
 # Gar Spaces: 3 Gar Size: 35X20 # Carport Spaces: 0 Cvrd Park: 3

Acres: 2.650 Lot Dimen: Will Subdiv: No

Media: 10 / 1 / 0 PAR: Y HOA: Mandatory HOA Dues: \$ / Quarterly

Click on Image for More Options

School Dist: Dallas ISD

Bus: Type: E Name: ADAMSNATHA  
 Bus: Type: M Name: MARSH  
 Bus: Type: H Name: WHITE  
 Bus: Type: Name:

Living 1: 33X25 / 1 F Dining: 26X13 / 1 Mstr BR: 35X22 / 1  
 Living 2: 22X63 / 1 Breakfast: 17X19 / 1 Bedroom 2: 17X19 / 1  
 Living 3: 21X24 / 1 Kitchen: 17X26 / 1 Bedroom 3: 17X21 / 2  
 Study: 16X21 / 1 Other Rm: 16X25 / 1 Bedroom 4: 15X13 / 2  
 Utility: 22X11 / 1 Other Rm: 14X21 / 1 Bedroom 5: 17X15 / 1

<b>Housing Type</b>	Stucco	Central Vac	Gas Starter	Carpet
Single Detached	<b>Foundation</b>	Decorative Lighting	Wood Burning	Marble
<b>Style of House</b>	Pier & Beam	High Speed Internet Available	<b>Kitchen Equipment</b>	Slate
Contemporary/Modern	<b>Roof</b>	Multiple Staircases	Built-in Microwave	Wood Floor
<b>Lot Size/Acreage</b>	Other Roof	Smart Home Features	Built-in Refrigerator/Freezer	<b>Heating/Cooling</b>
1 Acre to 2.99 Acres	<b>Backyard Pool Features</b>	Sound System Wiring	Cooktop-Gas	Additional Water Heaters
<b>Lot Description</b>	Cabana	Vaulted Ceilings	Dishwasher	Central Air-Elec
Acreage	Cleaning System	Wet Bar	Disposal	Central Heat-Gas
Creek	In Ground Gunite	<b>Bed/Bath Features</b>	Double Oven	Zoned
Cul De Sac	<b>Parking/Garage</b>	Built-ins	Oven-Gas	<b>Assumption Info</b>
Golf Course Lot	Attached	Jetted Tub	Vent Mechanism	Not Assumable
Greenbelt	Opener	Separate Vanities	Water Line to Refrigerator	<b>Possession</b>
Heavily Treed	Rear	Sitting Area in Master	<b>Kitchen Other</b>	Closing/Funding
Landscaped	Swing Drive	Split Bedrooms	Butlers Pantry	<b>Showing</b>
<b>Exterior Features</b>	<b>Street/Utilities</b>	Walk-in Closets	Granite/Granite Type Countertop	Appointment (Appt Svc Only)
Covered Porch(es)	City Sewer	<b>Specialty Rooms</b>	Island	
Lighting System	City Water	Exercise Room	Walk-in Pantry	
Patio Covered	<b>HOA Includes</b>	Media Room	<b>Utility Room</b>	
Patio Open	Management Fees	Mud Room	Fullsize W/D Area	
Sprinkler System	<b>Interior Features</b>	Wine Cellar	Separate Utility Room	
<b>Construction</b>	Cable TV Available	<b>Fireplace Type</b>	<b>Flooring</b>	

**Property Description:** Premier, picturesque 3-acre site on Preston Trails golf course with multiple views of creek, fairways, waterfalls. Completely renovated & expanded to 14,000 sq. ft. Dome entry, atrium of nature, gallery, garden room with glass walls, state-of-the art kitchen, master bedroom with private balcony creek side. Ex. room, home theatre, maid qtrs, pool house with wine cellar, commercial systems throughout for HVAC. Unbelievable views from every room!  
**Directions:** North on Preston Rd., West on Westgrove to Preston Trails, turn right, then left on Haraby Ct.  
**Private Remarks:** SQUARE FOOTAGE INCLUDES CABANA AND WINE CELLAR!!!! MEASUREMENTS TBV.

Loan Type: Treat As Clear Bal: \$ Equity: \$ 7,999,900 Int Rate: % Pmt Type: Payment: \$  
 Lender: Orig Date: 2nd Mortg: No

SAC: 0% BAC: 2.5% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 25 DOM: 25 LD: 4/11/2008 XD: 3/21/2009  
 LO: ABAR01 Allie Beth Allman & Assoc. (214)521-7355 Fax: (214)521-7350 Brk Lic#: 0515965  
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 LA Email: aballman@alliebethallman.com LA Website: http://www.alliebethallman.com  
 Preferred Title Co: Location:

Call: CSS Appt: (817) 858-0055 X: Owner Name: SEE AGENT  
 Keybox #: 0 Seller Type: Owner Occupancy: Owner

Show Instr: AGENT TO MEET. CALL CSS to set appointment. Owner Permission to Video:

Prepared By: Allie Beth Allman / Allie Beth Allman & Assoc.

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