



This custom home is nestled in the tranquil neighborhood of River Oaks in Fairview. It is situated on a serene, sprawling 1.088 acre heavily treed lot and backs to a small creek.

Absolutely stunning outdoor area with generous amounts of covered porch, patio with hot tub and upper deck with views of grassy & treed backyard. Separate workshop/apartment!



740 River Oaks Drive
River Oaks, Fairview
\$685,000

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Entry

- Nestled in the Trees w/Circle Drive leading to Front
- Brick Faade with Wood Accents
- Gorgeous Landscaped Walk-up with Brick Path and Outdoor Stone Sitting Area
- Covered Porch with Wood with Beautiful Inlayed Glass Door
- Rich Stone Tile Flooring, Dual Closets and Built in Cabinets with Glass Fronts

Great Room

- Vaulted Wood Ceiling with Skylights
- Wood Flooring & Stunning Wall of Windows with Paneless Glass
- Floor to Ceiling Brick Fireplace w/Electric Blower, Raised Hearth and Built In Shelves
- Firewood Storage Area and Media Cutout
- Wet Bar with Sink, Mini Fridge and Built In Icemaker. Shelves, Cabinets and Wine Rack with Lighting

Formal Dining

- Easily Seats Ten for Entertaining
- Crown Molding, Chair Railing w/Picture Frame Molding
- Tray Ceiling and Bay Window, Wall Sconce Lighting
- French Doors lead to Great Room & Kitchen

Utility & Mudroom

- Utility has Built-in Sink, Cabinets and Room for Extra Refrigerator or Freezer
- Mudroom Area has Additional Cabinets and Built In Desk with Drawers

Kitchen & Breakfast Area

- Gourmet Kitchen has 12' Ceiling and Views of Trees and Backyard
- Abundance of Rich Wood Cabinetry with Under Mount and Above Cabinet Lighting
- Tile Countertops & Back Splash
- 4' x 6' Island with Pendant Lighting/Heat Lamp and 5 Burner Jenn Air Gas Cooktop
- Stainless Steel GE Monogram Built In Fridge and Double Oven Convection
- Built In Microwave, Dishwasher and Trash Compactor
- Large Breakfast Area with Bay Window has Amazing View of Trees and Backyard, 12' Wood Ceiling, Built In Hutch with Glass Front Cabinets
- Powder Room with Framed Mirror

Master Retreat

- Master Suite with 10' Ceiling, Wood Flooring & Private Access to Backyard
- Two Walk in Closets
- Master Bath has Tile Flooring, Separate Vanities and Large Mirrors
- Large Tiled Shower and Sunken Jetted Tub with Bay Window

Main Level Secondary Bedrooms

- Two Main Level Secondary Bedrooms
- One Bedroom has Shutters, Wall of Built In Shelves and Cabinets, Private Access to Full Bath

Second Level Game Room

- Upstairs Game Room is Spacious & Overlooks Great Room
- Has Built In Cabinets and Bookcase with Wet Bar
- Large Bay Windows with View of Trees
- Wood Wainscoting & Access Door to Large Deck

Second Level Study

- Upstairs Study has Wood Parquet Floor and Vaulted Wood Ceiling with Skylights
- Built In Bookcase, Wood Paneled Walls and Access to Floored Attic

Second Level Secondary Bedrooms

- Two Upstairs Bedrooms with WICs
- One has Private Access Door to Deck
- Additional Full Bath in Upstairs Hall

Outdoor Experience

- Large Covered Porch with Stone Steps
- 24' x 10' Deck accessible from the Upstairs Game Room and Bedroom
- Jacuzzi Spa can fit 6-7 with Therapy Seats & Jets and Hydromassage, has Lighting & Waterfall Feature
- Separate Workshop/Apartment has Kitchenette and Bath with Shower
- 3 Car Attached Garage, plus Exterior Doors of Workshop can open to Accommodate Vehicle Entry, adding Two Garage Spaces
- 16' x 10' Storage Shed

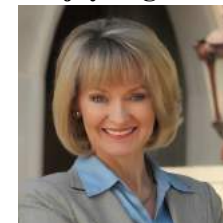
5 Beds / 3.1 Baths / Great Room / 2 Dining / Game / Study / Hot Tub / Workshop / Shed / Treed Creek Lot / 3 Car Garage

MLS:	13597444	Living:	26 x 21	Kitchen:	16 x 16	Master:	19 x 14
Year Built:	1982	Formal Dining:	29 x 14	Breakfast:	23 x 14	Bedroom 2:	14 x 13
Subdivision:	River Oaks	Mudroom:	16 x 8	Game:	22 x 19/2	Bedroom 3:	13 x 13
SF:	4,947/tax	Utilit :	12 x 8	Stud :	30 x 12/2	Bedroom 4:	18 x 15/2
Lot::	1.088 acres					Bedroom 5:	15 x 12/2

Schools: Lovejoy ISD Puster Elementary Sloan Creek Intermediate Willow Springs Middle Lovejoy High



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