

1701 Kingsley Ct, Southlake Texas

Hawkwood.info

- New construction, single story home completed December, 2022
- Lot Size: 34,147 square feet or .782 acres (per Tarrant County Appraisal District)
- House Size: 4,758 A/C Living area, 4 bedrooms, 4 1/2 baths, Study and TV/Flex room
- 3 fireplaces (Family room (gas), Study (gas), outdoor patio (wood burning or gas))
- 3 car oversized garage (898 square feet), epoxy-coated floor, with 2 side-mounted garage door openers
- Automatic solar-powered custom metal entry gate
- Additional attic storage added over garage
- 3 high-efficiency Trane XR17, 17 Seer 2-stage HVAC units, one with 2 zone control
- Two 50-gallon gas hot water heaters with whole-house recirculation system
- Whole house fire sprinkler system
- Energy efficient fully foamed encapsulated home
- Standing seam metal roof, full gutters
- Large Kitchen with 6 ½' x 9' island with prep sink
- Butler's Pantry with separate sink, beverage, and wine refrigerator
- Wolf Stove 6 burner with grill and double oven, undercounter microwave
- Subzero Refrigerator – 48", ASKO stainless steel interior tub dishwasher
- Stackable Washer Dryer, Refrigerator, and Ice Maker in the Laundry Room
- Quartzite / granite countertops throughout
- 9 ½ European white oak floors throughout all bedrooms and common spaces, Custom tile in all wet areas
- His and Her Master bathrooms (two toilet areas, two closets, separated sinks/vanities) with shared shower
- Pella Windows and Sliders
- Custom Draperies in Master and 3 Bedrooms
- Motorized blinds in front windows – Kitchen, Butler's Pantry, Bedrooms 2 and 3 and front Master Bath window
- Outdoor Living / Kitchen with gas grill and sink: 1,125 square feet (per Architectural plans)
- 5 motorized shade/bug screens for back patio and master bedroom sliding door
- Water well for lawn irrigation
- Full Irrigation/Sprinkler system (front and back, all lawn, beds, and trees)
- Fully landscaped and fully fenced yard, Landscape lighting front and back
- Electrical wired in garage for a 220 outlet for EV chargers
- Wired for full house generator and gas line plumbed for whole house generator
- Wired for entertainment system in family room, back porch. The flex room speakers are installed.
- Full monitored security system with motion detectors. Security cameras on exterior
- WIFI with 3 access points through the house (4th location wired if needed).
- HVAC humidifier
- Whole-house water softener and filter



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