

*1104 Garry Lynne Drive
Colleyville, Texas*

Features & Improvements

Located in the desirable Sunrise Terrace with no HOA

Zoned to Grapevine-Colleyville ISD with convenient access to parks, shopping, and dining

2023 half-million-dollar remodel and addition designed by Dallas architect Wilson Fuqua & Associates

Exterior Features

Pella Architectural Series and Marvin True Divided Light wood windows

Romabio mineral-based brick paint tinted *Benjamin Moore Swiss Coffee*

.70-acre lot with low-maintenance landscaping, drip irrigation, and sprinkler system

Mature trees: Sweetgum, Maple, Little Gem Magnolia, Pecan, and Live Oak

Additional plantings: Nellie Stevens and Oakland Holly, Crape Myrtle, Crossvine, and perennials

Heated and lighted pool and spa with attached shed protecting pool equipment

Cedar pergola with brick flooring, outdoor gas and electric connections

Cedar and ornamental iron fencing, round seamless gutters

Generac whole-house backup generator

Gated outdoor storage area and backyard garden shed

Parking pad with 50-amp RV hookup

Attached two-car garage with direct home access

Detached 1,200 SF climate-controlled workshop car lift and loft storage

Wired security cameras

Interior Features

Rich hardwood flooring, detailed millwork, and designer finishes throughout

Designer lighting, wallcoverings, and curated hardware selections

Dual-sided gas fireplace connecting the formal living and family rooms

Farrow & Ball paints, Coordonné wallpaper, and Visual Comfort/Rejuvenation lighting

Karastan carpet (2025) in all bedrooms

Instant hot water system

Den / Family Room

Dual-sided gas log fireplace with custom mantel

Custom built-in bookcases with integrated lighting

Farrow & Ball paint

Game table or reading nook (antique Delft chandelier excluded)

Dining Room

Open to the living room fireplace — perfect for intimate dinners

Kitchen

Addition by Wilson Fuqua Architects

Bespoke inset cabinetry with soft-close drawers and custom pullouts

Farrow & Ball paint

Ilve Italian double oven and gas cooktop

Custom panel-ready Sub-Zero French door refrigerator/freezer

Perla Venata quartzite island countertop, honed granite perimeter

Microwave oven drawer, filtered tap water, spice pullouts, and mixer lift

Custom walnut-topped prep/serving table and enclosed beverage station

Hardwood oak flooring and beaded tongue-and-groove wall boards

Pantry

Double ovens, granite countertops, adjustable wood shelving, and brick flooring

Sunroom / Breakfast Area

Herringbone brick flooring and gas fireplace

Wall of windows overlooking pool and gardens

Tongue-and-groove board walls, Farrow & Ball paint

Utility Room / Butler's Pantry

Wood flooring, sink, Bosch dishwasher, Bertazzoni microwave

House of Hackney wallpaper and custom full-overlay cabinetry

Mudroom/Office

Built-in cabinetry, bookshelves, desk, and deep drawer storage

Office can serve as optional fourth bedroom

Bedrooms & Baths

Guest bath: Thassos marble flooring, custom millwork

Powder bath: William Morris *Snakeshead* wallpaper

Primary bath: Remodeled October 2025

Nearby Amenities

Colleyville Police & Fire Departments – 2 minutes

Whole Foods, Lifetime Fitness, Market Street – 3–5 minutes

Baylor Scott & White ER & Medical Center – 13 minutes

Sprouts, Petco, Target, HomeGoods, Black Rifle Coffee, and Townhouse Brunch – all within minutes

Additional information & photos @ livingincolleyville.com



KIM BEDWELL

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