

# 1681 Jan Marie Drive, Lucas, Texas 75002

**MLS#:** 20096136 **N** Active

[1681 Jan Marie Drive Lucas, TX 75002](#)

**LP:** \$2,750,000

**Property Type:** Residential

**SubType:** Single Family



**Also For Lease:** N  
**Subdivision:** Berry Farms  
**County:** Collin  
**Country:** United States  
**Parcel ID:** [R-11252-00A-0010-1](#)  
**Lot:** 1 **Block:** A  
**Legal:**

**Lst \$/SqFt:** \$457.04

**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No

**Beds:** 6 **Tot Bth:** 8 **Liv Area:** 4  
**Fireplc:** 2 **Full Bath:** 6 **Din Area:** 1 **Pool:** Yes  
**Half Bath:** 2 **Adult Community:** No  
**Smart Home App/Pwd:** No

**SqFt:** 6,017/Plans  
**Yr Built:** 2018/Public Records/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** Mandatory

**Hdcp Am:** No  
**Horses?:**  
**Attached:** No  
**Acres:** 2.000  
**HOA Dues:** \$2,400/Annually

**Garage:** Yes/4  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 4

### School Information

**School Dist:** Lovejoy ISD  
**Elementary:** Lovejoy **Middle:** **High:** Lovejoy  
**Intermediate:** Sloan Creek

### Rooms

| Room         | Dimen / Lvl | Features  | Room       | Dimen / Lvl | Features   |
|--------------|-------------|---|------------|-------------|--|
| Living Room  | 21 x 23 / 1 |   | Kitchen    | 13 x 21 / 1 | Breakfast Bar, Built-in Cabinets, Kitchen Island, Walk-in Pantry |
| Dining Room  | 12 x 14 / 1 |   | Bonus Room | 11 x 10 / 1 |  |
| Utility Room | 12 x 13 / 1 | Built-in Cabinets, Drip/Dry Area, Sink in Utility                                     | Library    | 12 x 14 / 1 | Built-in Cabinets  |
| Media Room   | 16 x 22 / 1 | Built-in Cabinets   | Game Room  | 18 x 16 / 1 |  |
| Master Bedrm | 16 x 20 / 1 | Dual Sinks, Separate Shower, Separate Vanities, Shower Body Sprays, Walk-in Closet(s) | Bedroom    | 12 x 14 / 1 | Walk-in Closet(s)  |
| Bedroom      | 12 x 14 / 1 | Walk-in Closet(s)   | Bedroom    | 12 x 14 / 1 | Walk-in Closet(s)  |
| Guest Suite  | 14 x 14 / 1 |   | Mud Room   | 6 x 11 / 1  | Built-in Cabinets  |

### General Information

**Housing Type:** Single Detached  
**Style of House:**  
**Lot Size/Acres:** 1 to < 3 Acres  
**Alarm/Security:** Burglar, Carbon Monoxide Detector(s), Fire Sprinkler System, Security System Owned  
**Soil:** Unknown  
**Heating:** Central, Propane  
**Roof:** Composition  
**Construction:** Brick, Rock/Stone  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:** Gas Logs, Gas Starter, Wood Burning  
**Flooring:** Carpet, Ceramic Tile, Wood  
**Levels:** 2  
**Type of Fence:** Metal  
**Cooling:** Central Air, Electric  
**Accessible Ft:**  
**Patio/Porch:**  
**Special Notes:**  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

### Features

**Appliances:** Built-in Refrigerator, Dishwasher, Disposal, Gas Range, Microwave, Plumbed for Ice Maker, Vented Exhaust Fan, Warming Drawer  
**Interior Feat:** Built-in Wine Cooler, Cable TV Available, Dry Bar, Flat Screen Wiring, High Speed Internet Available, Smart Home System, Sound System Wiring  
**Exterior Feat:** Attached Grill, Covered Patio/Porch, Fire Pit, Rain Gutters  
**Park/Garage:** Garage  
**Pool Features:** In Ground, Outdoor Pool, Water Feature  
**Street/Utilities:** Aerobic Septic, City Water, Individual Water Meter  
**Lot Description:** Acreage, Sprinkler System  
**HOA Includes:** Management Fees  
**Restrictions:** Animals, Architectural, Building, Deed  
**Easements:** Utilities  
**Showing:** ShowingTime-CSS  
**Dock Permitted:** **Lake Pump:** No

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**Remarks**

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**Property Description:** Ever dreamed of owning a former model home that was the talk of the town? This J Anthony home is one of the hottest homes in Lovejoy ISD. With over 6,000 Sqft on 2 acre lot, this home is a layout masterpiece. From extensive lush landscaping in front that leads to a breathtaking courtyard and entry, to the fully retractable glass wall that opens to a massive porch and backyard paradise. Designer touches throughout. Every room was a chance for the builder to prove something bold and exciting. 6 spacious bedrms and 6.1 bath. Executive chef kitchen with additional prep kitchen. Media room is multi level and has a full bar opening to gameroom. Private office space with library style shelving is show stopping. The Master closet has expansive built ins and center island drawers. Garage is massive with room for 4 cars and several other motorcycles or golf carts, and has an oversized work area. Incredible custom designed pool for all your outdoor entertaining. Bonus work out room above garage.

**Public Driving Directions:** GPS

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**Agent/Office Information**

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**Lst Ofc:** Phillips Realty Group & Assoc

**Lst Agt:** [Justin Phillips](#)

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**Open House:** Public: Sat Jul 30, 11:00AM-2:00PM

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Prepared By: Justin Phillips Phillips Realty Group & Assoc on 07/28/2022 19:41

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