

First Floor

2709 Sq. Ft.



Ground Floor  
(Basement Level)

1202 Sq. Ft.



# AVAILABLE

117 BLUE HERON DRIVE



The Community of Beacon Hill provides Luxury Lakefront living for the discriminating buyer that wants the comforts of home while enjoying the relaxation that only nature and beauty can provide. This desirable and prestigious custom built luxury lake view home is awaiting you! Only a tour provides you the opportunity to experience the extraordinary views available throughout the home from this premier location.

Call for an appointment today!  
**903-498-LAKE (5253)**

## LUXURY. LAKE. COMMUNITY.

These three words embody the vision of Beacon Hill.



**903-498-LAKE (5253) • [www.LiveatBeaconHill.com](http://www.LiveatBeaconHill.com)**



# Custom Luxury Home

## Interior Features

Bedrooms: 4  
Full Baths: 4  
Half Baths: 1  
Design Desc: Contemporary, Split Level  
Dining Rooms: 1  
Fireplaces: 4  
Interior Features Description:  
Built in SS Thermador Refrigerator,  
Dishwasher, Commercial grade SS Thermadore  
Range and Vent hood, Double Ovens  
Living Room Desc: 24x18  
Living Rooms: 2  
Master Bed Desc: 19x15  
Rec Room Desc: 18x17  
Rooms: 14  
SQFT: 4693

## Exterior Features

Exterior Features Description:  
Stone, Stucco with Contemporary  
Sustainable Accents  
Garage: 3  
Lot Size: 0 ft  
Stories: 2  
Style: Contemporary

## Utilities

Central Air: Electric  
Heating Desc: Gas, Propane  
MUD: Kemp  
Utilities: City Water, City  
Sewer, Cable

