

\$675,000 - 1301 Meadows Avenue, Lantana

MLS® #20910198

\$675,000

3 Bedroom, 2.10 Bathroom, 3,391 sqft
Residential on 0.14 Acres

Larkspur Add, Lantana, TX

Welcome to 1301 Meadows Ave, a beautifully updated home blending luxury and functionality in the heart of Lantana. This meticulously maintained property offers 3 bedrooms, 2 full baths, a half bath, an office, 3 living areas, an office, and a large upstairs game room. The remodeled kitchen is a chef's dream with custom Shaker cabinets, upper lighted glass displays, a 6-burner professional convection gas range with custom vent hood, farmhouse sink, microwave drawer, upgraded dishwasher, backsplash, and LED lighting. Throughout the first floor and upstairs bathroom, enjoy new Martha's Vineyard wood plank ceramic tile, paired with new plush carpeting and upgraded padding upstairs. Additional highlights include custom upstairs closet systems, a reimagined laundry room, custom interior painting, and elegant stonework around the fireplace. Entertainment is effortless with a fully customized media room featuring elevated flooring, custom lighting, professional screen setup with audio equipment, and dimmer switches throughout the home. Integrated surround sound wiring in the family room adds to the experience. Other upgrades include RhinoShield ceramic elastomeric exterior coating (25-year warranty), upgraded insulation, and a new front door with full-light glass and keyless entry. The oversized tandem garage shines with durable epoxy flooring – ideal for vehicles, storage, or a workshop. Enjoy relaxing with sweeping



backyard golf course views – the perfect setting for morning coffee or evening gatherings. Conveniently located within walking distance to one of five community pools. Within the Lantana community you will have access to community pools, tennis courts, pickleball courts, basketball courts, hiking and jogging trails, and planned community events. This home offers a luxury lifestyle with peace of mind through thoughtful, high-end updates. Don’t miss the opportunity to make it yours!

Built in 2007

Essential Information

MLS® #	20910198
Price	\$675,000
Bedrooms	3
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	3,391
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1301 Meadows Avenue
Subdivision	Larkspur Add
City	Lantana
County	Denton
State	TX
Zip Code	76226-7300

Amenities

Utilities	Cable Available, MUD Sewer, MUD Water
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Features	Community Pool, Fitness Center, Golf, Greenbelt, Jogging Path/Bike Path, Pickle Ball Court, Playground, Tennis Court(s)
# of Garages	2
Garages	Epoxy Flooring, Garage Door Opener, Garage Faces Front, Oversized, Tandem, Workshop in Garage

Interior

Interior Features	Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Sound System Wiring, Walk-In Closet(s)
Appliances	Home Theater
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Logs, Gas Starter, Living Room, Stone

Exterior

Exterior Features	Balcony, Covered Porch(es), Fire Pit, Rain Gutters, Lighting
Lot Description	Few Trees, Interior Lot, Landscaped, On Golf Course, Sprinkler System
Roof	Composition
Construction	Brick, Rock/Stone, Wood
Foundation	Slab

School Information

District	Denton ISD
Elementary	Annie Webb Blanton
Middle	Tom Harpool
High	Guyer

Listing Details

Listing Agent	Kerri Langford
Listing Office	Engel & Voelkers Dallas-FLMnd

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