



## **WELCOME to 21 Bradford Ln., Copper Canyon TX**

**This beautiful home is the dream home of its owners from design to completion. An unforeseen move across the country means they must pass this dream along to a new family who will love it as much as they do. This home will SPOIL you!**



**The home is situated on over 2 acres as corner lot 1 in Boots Ranch of Copper Canyon. Boots Ranch is a gated community of custom homes on 1- 3 acre lots south of Denton, 5 miles to Lake Lewisville and only 80 minutes south of Winstar!**



**If you are searching for the serenity of rural living that is close to the city, this location and its small 19 custom home community is the perfect fit. Rocking on the front porch is as serene as it gets.**

**You will have your choice of places to relax, with two screened porches, a pergola and the pool to lounge in.**





**This elegant single story home features vaulted ceilings, wood beams, decorative lighting, gas fireplace and a wall of slider doors that extend the living area outside. The owners are willing to negotiate selling the home completely furnished (except for the handmade dining table that holds sentimental value) for a true move-in ready experience.**





**This home is luxuriously spacious and is an entertainer's dream. The open concept provides plenty of gathering places for all to enjoy.**





**The kitchen is a chef's playground. Prepare meals on the 48" GE Cafe gas range with dual ovens, an additional french door wall oven, pot filler, farm sink, beautiful cabinets and tile backsplash. Serve your preparations on the 9' granite topped bar that also features additional seating.**





**The pantry is a room unto itself. It's convenient to the kitchen, and offers an extra workspace complete with counter tops, cabinets, space for small appliances, room for a freezer and a farmhouse sink.**



**The Master Suite is massive, and features a built-in electric fireplace, and rear patio French doors that lead to a private screened porch.**

**The Master ensuite is beautifully appointed with dual vanities, a soaking tub, glass wall shower with dual spray and bench seats. It also features two walk-in closets, one of which is enormous and includes a hidden room.**



**A central beauty of this home is the visual of the outdoors from indoors. This view is ever present and always visually stimulating. These double doors extend the living area outside and is an entertainer's dream space.**



**The large screened porch is large enough for a 8 person dining table, a swing, gas fire pit, and loveseat with two chairs. Included is a wall-mounted television to enjoy as you look out over the pool, lush green backyard and shaded pergola that also features a TV.**



**A Second Master Suite adds a private space for guests. It is well appointed with separate entry, space for a king sized bed with nightstand, sitting area and walk in closet. Master II ensuite is beautifully designed with a soaking tub, shower and large opaque windows to let the light shine in.**





**The multigenerational In-Law suite is a wonderful way to have family close, while still providing privacy. It is well equipped with a private entry, a living area, kitchenette and bedroom. It also includes a full bath with a walk in shower.**



**While the entire house is handicap accessible with multiple ramps for easy access, this suite offers a roll in shower with multiple shower heads and bench seating.**



**Every room has hard wired data ports, making fast internet available to all. This bedroom is currently used as the owners office, media and game room. It does feature a closet , so it can be utilized as another bedroom.**



**Additionally, there is also a lot of room for car enthusiasts. There are 6 oversized garage bays for automobiles, recreational vehicles or a workshop. The flat work outside lends itself to games, gatherings and good times!**



**Outdoor living in this home won't be outdone anywhere. This home has an incredible screened patio that overlooks the pool area. The pergola provides the shade from sun and rain. The pool is approximately 30,000 gallons, with a classic shape, beautiful color, a waterfall and a CHILLER! Yes, a CHILLER to make the water more refreshing on those long hot summer days.**



**Nearly built out, all of the homes in this community will be custom homes with minimum size requirements that help maintain the value of the neighborhood.**



**With only a few spots left, Boots Ranch will be built out before you can say giddy up! Don't delay, call Garland Fraser and make an appointment to see this incredible home before it's gone. Ya'll come on now!!!**

