



# THE McCRORY TEAM

*When Service Counts and Experience Matters!*



**REDUCED PRICE!!**

*7625 Blackburn  
The Glen at The Tribute*

*Offered at ~~\$574,900~~  
**\$549,900!***

## YOU WILL REALLY APPRECIATE ALL THE EXTRA UPGRADES IN THIS BEAUTIFUL CUSTOM HOME IN THE TRIBUTE!

Live the resort lifestyle found only in The Tribute in this outstanding custom home. This extremely well-designed and beautifully implemented home is filled with striking architectural features, perfectly chosen amenities and numerous upgrades. The sizable lot allows abundant space in the downstairs of the home without sacrificing outdoor area. Large rooms and a very functional floor plan are keynotes of the design where flexible possibilities fit the needs of any family. From start to finish, this home was carefully crafted to provide a feel of casual elegance. The plan offers good flow with two living areas plus a study, four bedrooms with two located on the first level and three full baths and one half bath. The kitchen and breakfast room are open to the family room, and a generous utility room completes the plan. Outside there is a side entry three car garage, a covered patio which is extended with an additional arbor cover, extra parking, a cedar potting shed and plenty of room in the yard.

The attractive brick exterior is enhanced with stone accents and lush landscaping. A seeded concrete walk leads to the covered porch which is paved with brick. A distinctive wood front door has glass panes at the top. Coach lights on the front and a recessed light under the porch provide light for guests, and up lights with a mechanical timer across the front shine up to illuminate the front of the home at night. Features such as tall ceilings, arched openings and open, inviting spaces create architectural interest. Handsome hand scraped wood floors extend through most of the downstairs, and plantation shutters can be found in many rooms.

Located on an oversized interior corner lot, the home has all of the custom features you would expect such as eight foot doors downstairs, crown molding in several areas, tall downstairs baseboards, custom cabinetry, sprinkler and alarm systems and interesting architectural elements throughout.

The property is located in a unique lakeside resort community with two golf courses and other amenities with landscaping and architecture reminiscent of the Scottish countryside. While life on “the peninsula” is tranquil, you are just minutes from shopping, restaurants and nearby retail centers such as Stonebriar Mall, The Shops at Starwood and Frisco Square. The Frisco Roughriders Baseball Park, FC Dallas Stadium, Lewisville Lake and many other attractions are also close. A short drive provides access to major freeways quickly.



This is definitely a home you will be proud to own and a community you will love!

# 7625 Blackburn

## The Glen at The Tribute, The Colony, Texas 75056

**MLS Number:** 12063932

**Bedrooms:** 4  
**Baths:** 3.1  
**Living areas:** 2 PLUS STUDY  
**Garages:** 3 CAR, SIDE  
**Lot Size:** .316 ACRE

**Square Feet:** 3,998 — TAX  
**Year Built:** 2012

**City/Zip:** THE COLONY / 75056  
**County:** DENTON  
**Subdivision:** THE GLEN AT TRIBUTE  
PHASE 1

**Lot:** 1  
**Block:** E

**Mapsco Page:** DA 553.B  
**MLS Area:** 31

**Taxes:** \$11,963 (Unexempt)  
**HOA Dues:** \$600 SEMI-ANNUALLY

**Din Rm:** 14.10 X 11.10  
**Study:** 19.3 X 17.9 FP, CF  
**Fam Rm:** 21.1 X 17.8 FP, CF  
**Gm Rm:** 16.9 X 15.8 CF  
**Kit:** 19.0 X 13.0 ISLAND  
**Brk:** 10.9 X 10.0

**BR#1:** 19.0 X 15.9 CF, Down  
**BR#2:** 14.10 X 12.9 CF, Down  
**BR#3:** 15.2 X 11.10 CF, Up  
**BR#4:** 13.10 X 11.10 CF, Up

**Utility:** 10.9 X 6.6 SINK

**Air:** CENTRAL/ELECT, Zoned  
**Heat:** CENTRAL/GAS, Zoned  
**Foundation:** SLAB  
**Roof:** COMPOSITION  
**Exterior:** BRICK AND STONE  
**Fence:** WOOD AND IRON

**Exclusions:** FLATSCREEN TV AND  
BRACKET IN STUDY

**BBC:** 3%

This home is located in the  
**Little Elm Independent School District**  
website: [www.leisd.ws](http://www.leisd.ws)

**STUDENTS IN THE TRIBUTE IN GRADES K-8 CAN ATTEND THE STEM ACCADEMY IN FALL OF 2014!!**  
(SEE INFORMATION ABOUT THE STEM ACCADEMY ON PAGES 25 AND 26 OF THIS BOOKLET)

### HACKBERRY ELEMENTARY



The motto at Hackberry Elementary School is "Branded for Excellence"

The school has a TEA ranking of Exemplary

The mascot is the Wranglers

[www.edline.net/pages/hackberry](http://www.edline.net/pages/hackberry)

### LAKESIDE MIDDLE SCHOOL



The motto at Lakeside Junior High School is "Doing Whatever it Takes for Student Success"

7th and 8th Grades attend and the school is rated Recognized  
The mascot is the Lobos

[www.edline.net/pages/lakeside](http://www.edline.net/pages/lakeside)

### LITTLE ELM HIGH SCHOOL

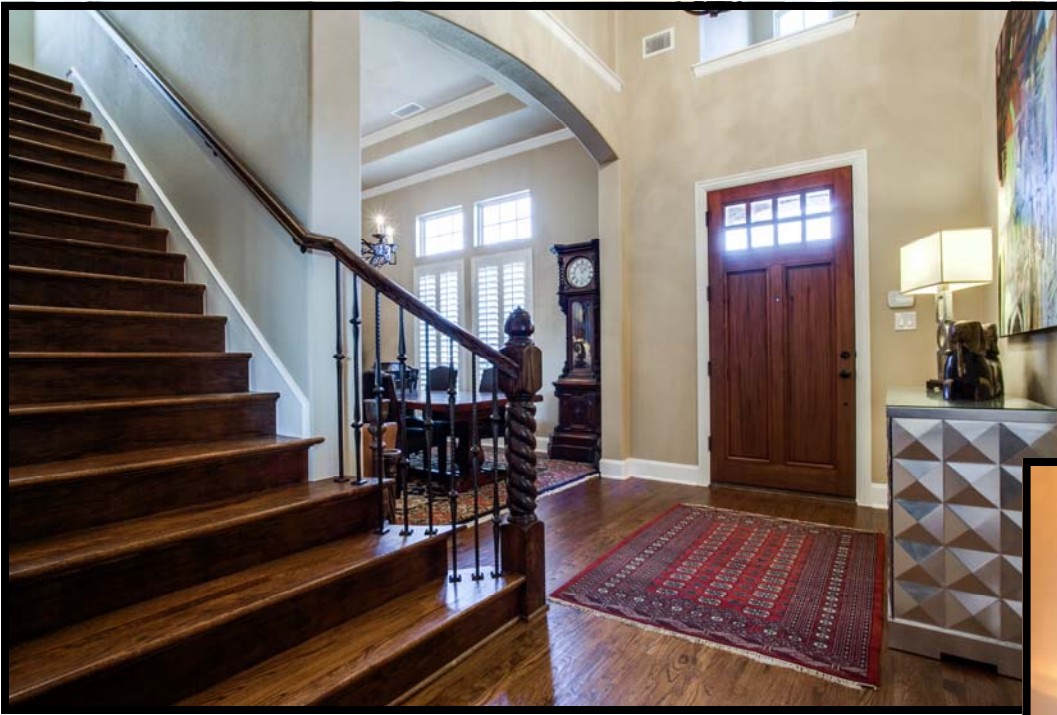


The motto at Little Elm High School is "Changing the World one Student at a Time"

Grades 9—12 attend and the school is rated Recognized  
The mascot is the Lobos

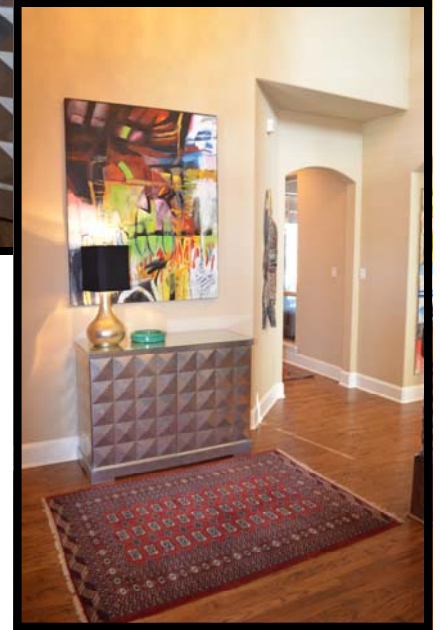
[www.edline.net/pages/lehs](http://www.edline.net/pages/lehs)





An inviting two-story entry foyer is impressive and welcoming to visitors. The open feel of the entry showcases the expansive rich wood flooring.

A handsome staircase leads upstairs from the entry. It has stained wood steps and risers. Decorative iron spindles and a barley twist newel add interest to the stairs. Hand scraped wood flooring extends into the extended entry and into the hallway leading to the study and second downstairs bedroom. Above crown molding, art niches and a pretty chandelier are appealing.



The beautiful mahogany front door is oversized and has glass panes at the top. An inset window above filters natural light into the foyer. The textured walls are painted a soft neutral tone. Tall baseboards in the downstairs accentuate the custom amenities throughout the home.







Gracious dining and special occasions will be memorable in the tasteful formal dining room. All your family and friends can gather around the table in this spacious room which was expanded from the original plan. And, there is plenty of space for additional furniture pieces in the room.

A wide expanse of windows permits light in the room, and plantation shutters supply privacy and add the finishing touch. The neutral décor and continuation of wood floors in the room allows a variety of choices for decorative items, china patterns and table linens. A striking hand forged custom iron chandelier casts light on the table, and crown molding at both levels of the box ceiling contribute to the elegant setting.

An arched casement opens to the dining room from the entry. Another arched opening provides access from the dining room to the butler's pantry and the kitchen beyond.



\*\*\* Dining room chandelier shown in photos has been exchanged. \*\*\*





This outstanding study is large enough to easily be a second living area downstairs. For the owner that needs a home office, this will definitely hold executive furniture and a nice sitting area in front of the fire. It could also be part of a suite with the nearby bedroom.

Hand-scraped wood floors make a rich statement in the study, and the tall cathedral ceiling adds a sense of volume. A dormer window allows additional light in the already bright room. The design of the home allows windows on two sides to view both the front of the home and the back yard. A ceiling fan with a light is above.



The custom fireplace with a Lueder stone front and hearth has an oversized cedar mantel which is a nice spot to display decorative items. On either side of the fireplace are niches which will hold furniture or can have built-ins added by the buyer after closing.

This fireplace is a cozy focal point in the study.







A large wall at one end of the study will hold a large furniture piece with ease. The study was extended to allow more space than the original plan allowed. A pair of windows on one side of the room views the back yard and patio. Plantation shutters dress the windows nicely.

The study is wired for surround sound. The television and bracket over the fireplace will be removed and the wall will be repaired. However, if the new owner wishes to install his own television, it will be easy since the wall space over the fireplace is blocked for easy TV mounting and the wiring is in place.

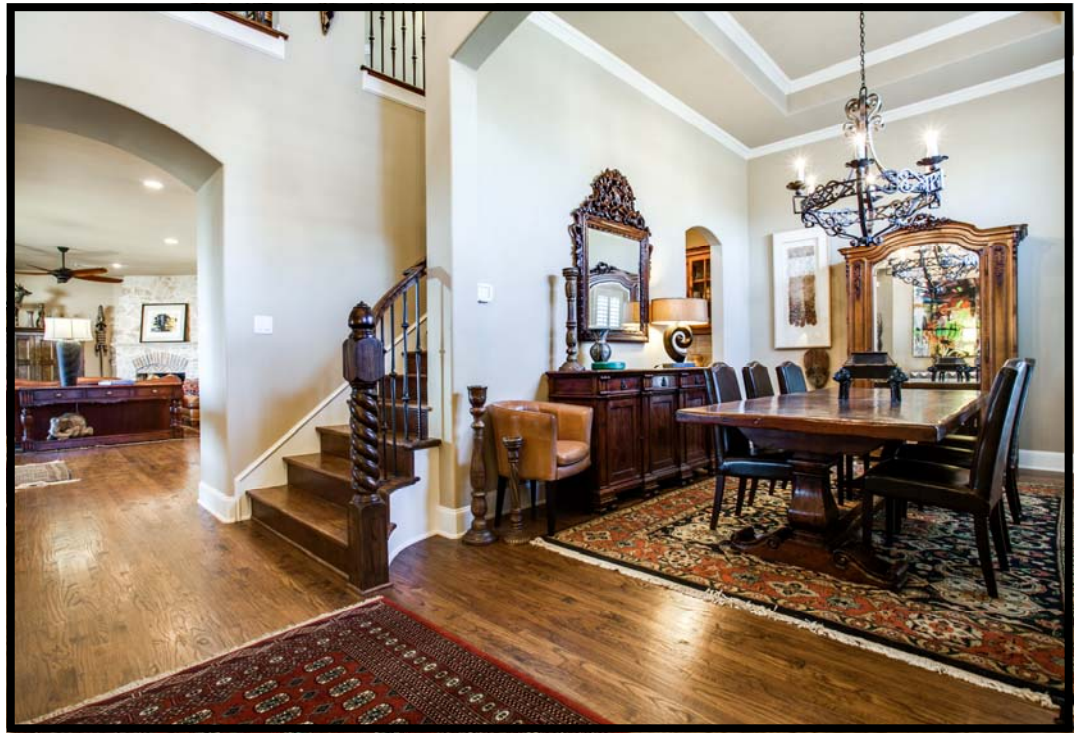
A hallway leads from the entry past the second downstairs bedroom and bath to the study beyond. Windows on one side view the back yard and patio. The secluded location of the study makes it a nice spot to work at home or a great second living area separated from the main part of the home. Upgraded stain grade French doors can close the study for privacy.





When guests enter the home, they are treated to a visually interesting sight.

The rich hand scraped wood floors flow continuously through the home and lead the eye beyond to the family room. An arched casement defines the space and the second floor has overviews from above trimmed with wood spindles.



The spacious family room was extended from the original plan to create a large area for all the family's activities. Recessed lighting is at the ceiling, and an upgraded ceiling fan is available when desired. This room was designed for family enjoyment!



Windows on one side of the room allow light and create pleasant views of the back yard.



The family room, kitchen and second dining area will be the heart of this home! Family and friends will feel comfortable gathering in the large open area which will be the center of a casual lifestyle or gracious entertaining alike.



The enduring quality of warm wood flooring creates a large open feel in the space and also allows a suitable place to display a colorful rug. Adjacent to the fireplace a wide wall is available for entertainment equipment. Neutral paint and trim allow the owner to incorporate any style or color of décor.

The spacious family room comes complete with a striking Leuder stone fireplace with a raised hearth. The floor-to-ceiling design allows room for a stone mantle to display decorative items. The wood-burning fireplace has a gas starter and is fitted with gas logs.



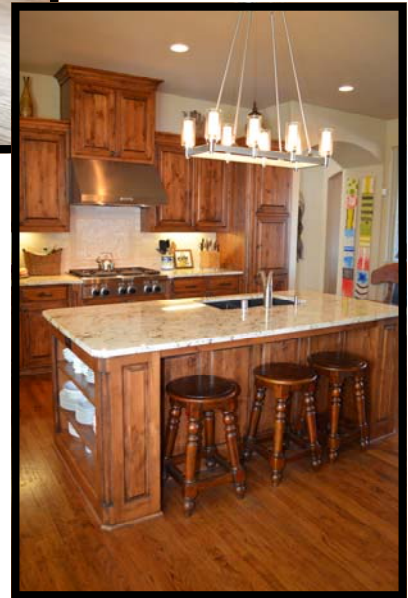
The fireplace hearth is a cozy spot to sit on a chilly day.





Everyone in the family will enjoy this well-equipped kitchen! While kitchens are designed to be “cooked in”, they are also designed today to be “lived in” where family and guests gather to visit and enjoy food preparation together.

With expansive space in the kitchen, family room and breakfast nook, they all become one large living area. A wide island maximizes storage and includes room for stools where a quick snack can be enjoyed, guests can participate in the kitchen activities or a student can work on homework while dinner is being prepared. At each end, shelves provide space for cookbooks or decorative pottery. An undermount sink is included in the island, and a stylish upgraded light fixture hangs from above.



Abundant stained Alder cabinets supply plenty of storage and workspace. The custom 42 inch cabinetry embraces the style of the home and includes features such as rounded decorative corners, pull out stainless steel shelves and a pan rack in an upper cabinet.

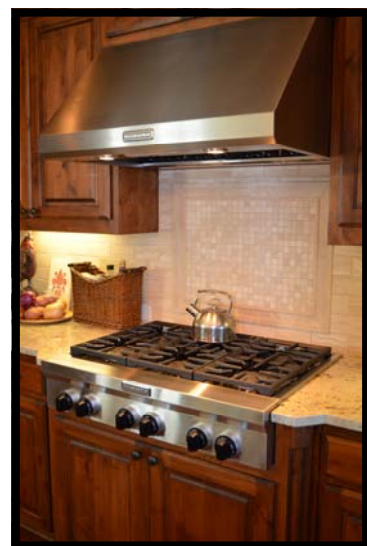


This kitchen was designed to be both functional and beautiful. More than one family chef can effortlessly work in the well-planned space at once. Granite countertops contrast well with the stained wood cabinetry and floors. Iron knobs and pulls are both serviceable and interesting on the cabinets.

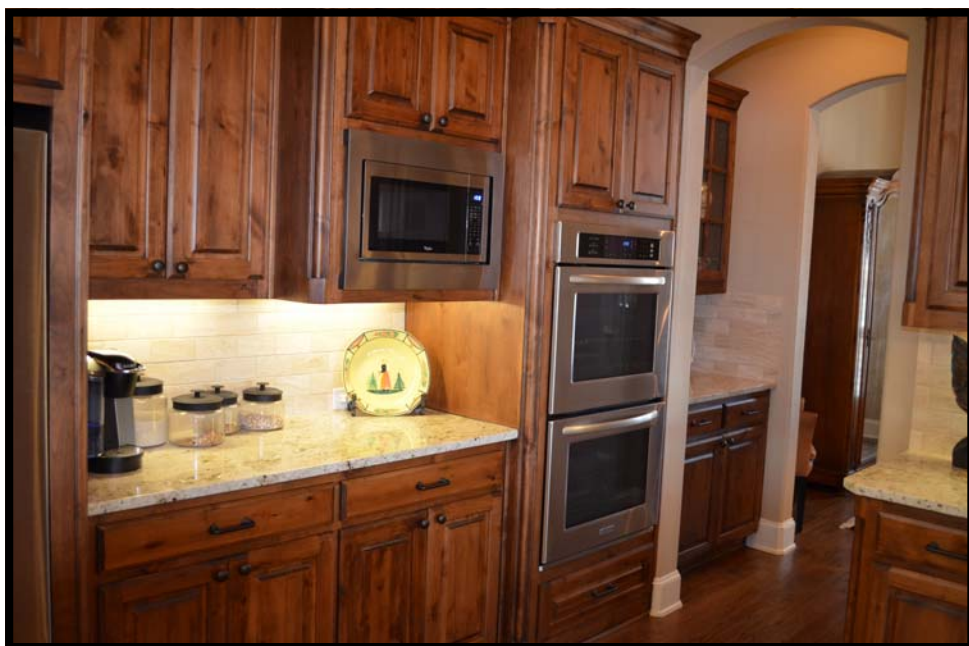


The tumbled marble backsplash, set in a brick style, compliments the granite well. Above the cooktop an accent square adds subtle interest to the backsplash. Several recessed lights illuminate the area, and under-counter lighting is also available.

Upgraded stainless appliances include a six burner commercial style KitchenAid gas cooktop with a stainless commercial style vent above. Double KitchenAid convection ovens and a nearby Whirlpool microwave make cooking easy, and a Whirlpool dishwasher is at the island. Storage is maximized with a large extended walk-in pantry.



Whether you want to prepare a gourmet meal or heat a can of soup, you will appreciate this impressive gas cooktop. The cabinetry above rises to the ceiling providing an interesting variation in cabinet height.

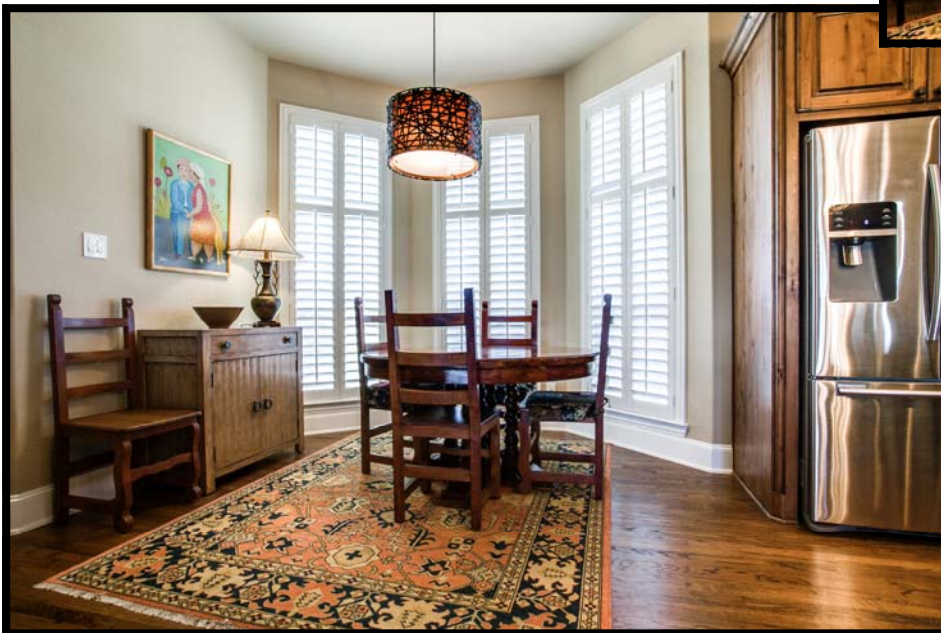




The kitchen has a degree of separation from the formal dining room with this handy butler's pantry. Finished with the same cabinets, granite countertops and backsplash, it makes a nice transition and provides additional storage. Glass doors add appeal.



The décor of the kitchen including paint color, wall texture and wood flooring flows into the breakfast area. Located between the kitchen and family room, it is definitely pretty enough for casual entertaining.



The plan of the home was re-designed to add a roomy bay window in the breakfast room, providing abundant space for furniture. Plantation shutters cover the windows. A truly notable feature in the nook is the striking light fixture. The background color is just right to set the tone for rugs, paintings or colorful dishes.





In addition to a guest bath at the front of the home, this plan offers a half bath near the kitchen and garage. A pedestal sink with an oil rubbed bronze faucet is topped with a framed mirror and a light above.

Ceramic tile covers the floor.

The hallway to the bath also leads to the three car garage beyond. The side entry garage includes electric door openers. There is also a door to the back yard, and windows at the top of one wall allow natural light into the garage.



The utility room is a pleasant place for laundry chores. Shelving is above the space for a full sized washer and dryer. There is space for a fridge or upright freezer. A window allows natural light. Neutral ceramic tile is on the floor, and florescent lighting is above.



A handy stainless steel laundry sink is available in the utility room. Lower cabinets are topped with granite, and upper cabinets also supply additional storage.

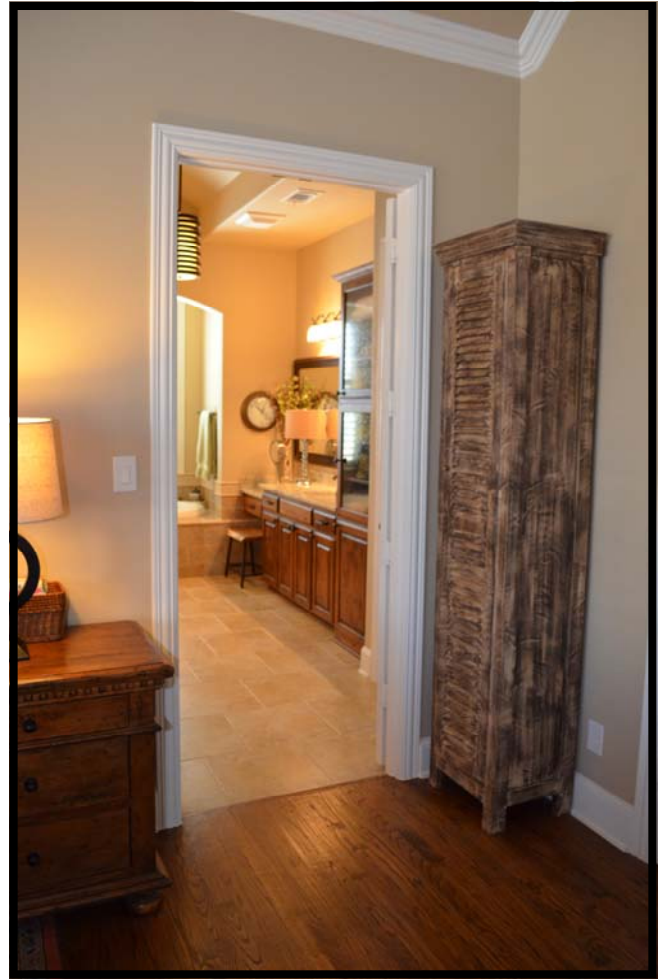


Owners will find the spacious downstairs master bedroom a restful retreat. A tall cathedral ceiling adds volume and the wide bay window allows abundant sunshine into the room and creates a charming area for seating. Windows have plantation shutters available when needed. Crown molding maximizes the impact of the tall ceiling. Hand scraped wood is on the floor, and neutral paint on the walls provides a neutral backdrop for rugs, linens and accessories. A ceiling fan with a light is also included for a soothing breeze. The room is very spacious and allows room for plenty of furniture.





The bedroom's restful trend continues into the accompanying bath. Double doors lead to the bath and can be closed if desired.



Evoking the feel of a luxurious spa, the roomy bath boasts many upgrades and special features. A distinctive semi- barrel vault ceiling is reminiscent of Roman architecture and adds height to the room. The chandelier suspended from the ceiling adds a more modern touch.

The focal point of the bath is the deep oval tub nestled in its own sunny alcove. An expanse of windows above filter light into the bath, and elegant plantation shutters create privacy when needed. Delightful art niches were added both in the tub enclosure and at the end of the vanity



The cabinetry was upgraded to stained alder and a pair of vanities offer individual space and abundant storage in drawers and cabinets. Above the vanities framed mirrors, undermount sinks and oil rubbed faucets can be found. Oil rubbed lights and iron hardware add the finishing touches.

The wider vanity includes a lower section with a knee space. At the opposite end, a tower for linen storage has beaded glass doors. The neutral paint color on the walls provides the ability to add splashes of color with towels and accessories.

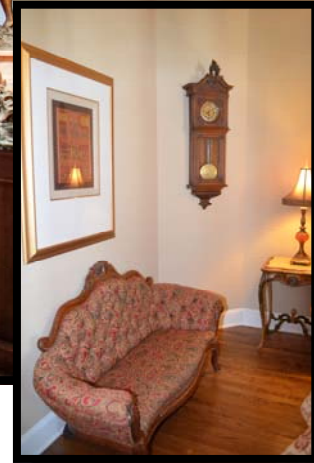


An oversized shower has a frameless door and a window for extra light. One especially appealing feature of the bath is the beautifully detailed tile work. The look of stone in floor tile, tub and shower surround and accent tiles all contribute to the refined elegance in the bath. The bath also includes a very generous walk-in closet with additional hanging space.





A favorite feature of the home is the second downstairs bedroom which is located near the front.



Noticeably oversized, this room faces the front of the home and has a pair of windows covered with plantation shutters. Hand scraped wood is on the floor, and there is a lighted ceiling fan above. A large walk-in closet is available, and there is a connecting door to the bath.

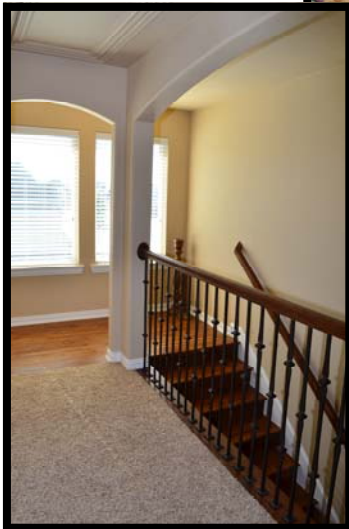


The bath features a large shower with a frameless glass enclosure. Tile to the ceiling with a stone-like appearance has a pretty accent border and matches the tile floor. A niche beside the shower allows space to display items.



A hallmark of quality throughout the home is the attention to detail in the baths. This bath serves guests in the home and is adjacent to the second downstairs bedroom. The upgraded alder vanity has a granite countertop with an undermount sink. Oil rubbed bronze lighting is above, and the oil rubbed bronze faucet matches well.

Let the fun begin upstairs! The large game room has room for all the family's activities. The size of the room allows plenty of space for a pool or ping-pong table, or the room could also be a home office, playroom or exercise room.



The wood stairs lead up from the entry to the landing. A window at the landing allows natural light in the staircase and the gameroom. A set of four windows provides even more sunlight, and blinds are available when needed. There is a tall ceiling with a fan which includes a light.



The gameroom has a dramatic view of the entry below. Iron spindles form a pretty banister. Arched openings add architectural interest to both areas. Neutral Frieze style carpet covers the floor.



Also upstairs, two additional bedrooms are available for family members and guests. Each has a cheerful window to allow plenty of natural light, and the windows have blinds included. Neutral Frieze carpet is on the floor.



Both bedrooms come complete with sizable walk-in closets and upgraded ceiling fans with lights. Both bedrooms also were extended to increase rooms size. Whether you are just visiting or call these bedrooms home, you will appreciate the generous room sizes.

Two of the bedrooms share a hall bath with a wide vanity with dual sinks. The upgraded alder vanity is topped with a cultured marble countertop with an integrated sink with warm oil rubbed bronze faucets. Above the vanities are large mirrors and two light fixtures. Ceramic tile is on the floor and there is a tub/shower combination with a matching tile surround. Even this bath has a special tile accent and iron hardware.

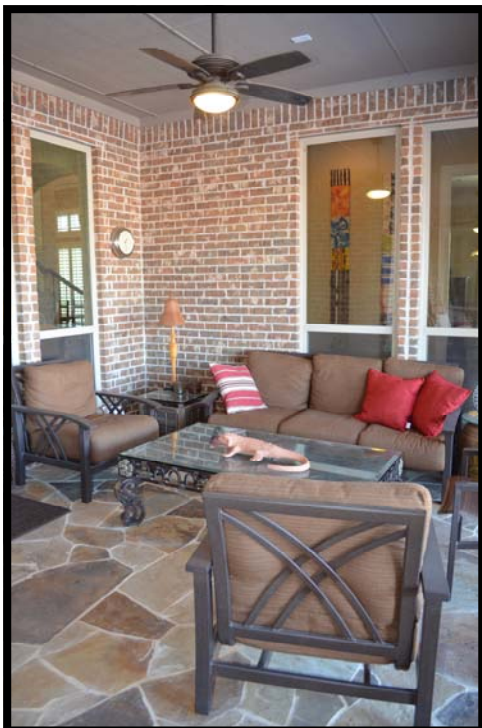






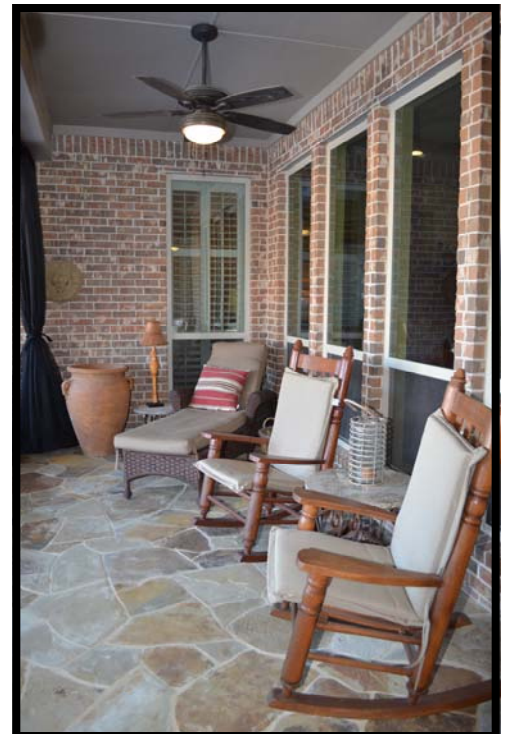
Owners can enjoy the outdoors in the spacious back yard and patio. There is plenty of room for all of your outside activities!

Whether you are sipping lemonade or enjoying a steaming cup of coffee or tea, this shady patio will be a favorite spot to enjoy the outdoors. Nestled between two wings of the home, the large space enjoys good protection from rain. There's plenty of space for comfortable seating. Another enhancement is wiring for speakers and a pair of upgraded ceiling fans on the patio.



Windows view the patio from the family room and hallway to the guest bedroom and study.

The patio is naturally divided into two areas for seating or dining al fresco. Flagstone paves the patio. This portion of the patio has an attached cover.





Invite the friends and neighbors for a fun cookout on this amazing patio. A large custom cedar pergola was added and the flagstone extended to maximize the shady space.



Outdoor enjoyment has been heightened with the addition of a gas line for easy grill hook-up. In addition, there is a mosquito screen designed to be pulled across and attached magnetically to the center column. Water cascades down the tiered fountain adding an element of soothing sounds to the back yard. The fountain is situated in a flagstone surround and is on a timer.

There is room to roam in this back yard. A Stone retaining wall was extended to allow for a level yard. Additional board on board clear cedar fencing with boxed steel posts along with decorative metal fencing and a gate were added to enclose the yard.



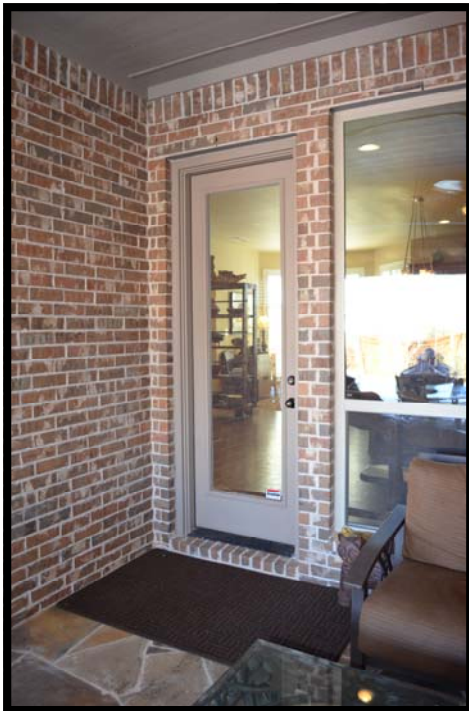


The driveway leads to the three car garage where it extends to accommodate additional parking. Family and friends both young and old will find a way to enjoy this expansive paved area.

Whether shooting hoops, riding on scooters or tricycles or just playing jump rope, this will be handy. The driveway is well suited to accommodate an electric driveway gate if a new owner wants to add one after closing.



Whether inside or out, this home is filled with extras! In addition to items already mentioned, the following are also included: Sound insulation was added to some interior walls. The home has upgraded egg shell finish paint. The attic above the three car garage is floored for a huge amount of additional storage. Additional faucets and outdoor weather resistant receptacles were added. A cedar potting shed was installed in the back yard adjacent to the house. Both chimneys are brick adding to the beauty of the exterior. In addition, there are two hot water heaters located in the garage and three zones of heat and air.



Located on a premium oversized corner lot, this terrific home has extensive landscaping along with several mature trees. You can quickly see the value! You will appreciate the plan and features! You will love the community!





# OUTSTANDING UPGRADES!

## 7625 BLACKBURN—THE TRIBUTE

- ☆ Custom “C” shape floorplan
- ☆ Premium, oversized corner lot near resort pool
- ☆ Hand scraped wood floors throughout downstairs (except baths, closets and utility)
- ☆ Hand scraped wood stairs and landing
- ☆ Extended stone retaining wall to allow for level yard
- ☆ Oversized mahogany front door
- ☆ Garage has exterior side door entry and elevated windows for light
- ☆ Laundry room has stainless steel sink with granite counter top
- ☆ Space for a refrigerator in utility
- ☆ Additional upgraded custom tile work throughout
- ☆ Gas line added to patio
- ☆ Stained Alder cabinets in master bath, bath #2 and bath #3
- ☆ Exterior up lights with mechanical timer
- ☆ Additional board-on-board cedar fencing added with boxed steel posts
- ☆ Additional decorative metal fencing and gate
- ☆ Extended pantry
- ☆ Sound insulation added to some interior walls
- ☆ Upgraded “egg shell” finish paint
- ☆ Upgraded appliances (KitchenAid convection double ovens and six burner commercial style gas cooktop)
- ☆ Custom fireplace in study with oversized cedar mantle with Lueder stone hearth
- ☆ Custom fireplace in family room with Lueder stone hearth and mantle
- ☆ Upgraded ceiling fans in all interior and outside living areas
- ☆ Frameless resort style shower in guest bath
- ☆ Extended driveway for additional parking
- ☆ Upgraded lighting fixtures in kitchen, breakfast nook, exterior front and side entry
- ☆ Attic above 3 car garage floored for storage
- ☆ Hand forged chandelier in formal dining room
- ☆ Doors to study upgraded to stain grade

- ☆ Frieze carpet throughout upstairs except for baths
- ☆ Ceramic gas logs in family room fireplace
- ☆ Extensive landscaping added along with 7 mature trees
- ☆ Large custom cedar pergola added
- ☆ Plantation shutters throughout most of downstairs
- ☆ Oversized interior solid wood doors downstairs
- ☆ Wired for surround sound in both the study and outdoor living
- ☆ Dormer window added in study
- ☆ Additional outdoor weather resistant receptacles
- ☆ Additional outdoor faucets
- ☆ Pull-out stainless steel shelves added to kitchen cabinets
- ☆ Pan rack added to upper kitchen cabinet
- ☆ Custom built-in niches added to master and guest bath
- ☆ Added beaded glass insets to master bath and butler pantry cabinets
- ☆ Massive flagstone patio
- ☆ Outdoor screened curtain on patio
- ☆ Fountain with timer within flagstone surround
- ☆ Cedar garden shed
- ☆ Barley twist newel post on stairs
- ☆ Rounded decorative corners added to kitchen cabinets
- ☆ Both chimneys are brick
- ☆ Family room, study, master bedroom and bedrooms #2, #3 and #4 were extended for increased room size
- ☆ Master bedroom and breakfast nook have bay windows
- ☆ Framed mirrors in all downstairs baths
- ☆ Custom stone work
- ☆ Upgraded staircase spindles
- ☆ Additional hanging space added to master bedroom closet

List furnished by owner 12/11/2013

# Amenities in The Tribute

The community amenities include a nice swim pavilion and a resort style pool!

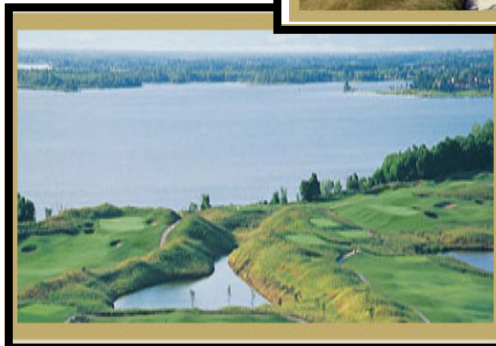


If you like golf, you will really appreciate the two golf courses located in The Tribute!



Younger residents will love the park, playground and splash pool just down the street from this home!

The Tribute includes hiking trails and a nature area.



A variety of water sports can be enjoyed on Lake Lewisville.





*The STEM Academy will provide students in kindergarten through eighth grades a unique opportunity to build a strong foundation in subjects that are increasingly important in today's technology-dependent society.*

## Coming Soon! K-8 STEM Academy

EDUCATION IS PROSPERING in the Little Elm Independent School District (LEISD), with plans to break ground this fall on the highly-anticipated K-8 Science, Technology, Engineering and Math (STEM) Academy. The school will be the first of its kind in Texas, designed to deliver forward-thinking instruction to kindergarten through eighth grade students. The approximately 80,000 square-foot STEM Academy will take residence on a 31-acre parcel in The Tribute, a 1,600-acre lakeside golf and resort community located in The Colony, and will open its doors for the 2014-2015 school year.

The school design includes beautiful facades to complement The Tribute's architecture, while the physical space provides opportunity to be used as a

teaching tool. Grade levels are divided into "houses" rather than traditional hallways lined with classrooms. The STEM approach champions collaboration, which is why these "houses" are connected by a two-story atrium for school-wide meetings and to facilitate small group instruction and discussion.

LEISD Superintendent Lynne Leuthard further explains, "We have been working with a community-based design team for the past year on the STEM Academy planning, not just the physical building, but also the manner in which instruction will be delivered." Ms. Leuthard continues, "Many STEM schools are refurbishments of existing buildings. In this case, we had the opportunity to design the space from the ground up to meet learning needs.

We have created flexible learning spaces, making it easier for students to collaborate. Research has proven the K-8 model results in a very strong academic climate as well as cultivates social skills -- things students absolutely need to be successful."

The vision of the STEM Academy is to create a collaborative learning environment. As a project-based learning campus, the STEM Academy provides students an authentic experience in lessons of discovery with real-world applications. Additionally, the district plans to implement project-based learning on a smaller scale in all of its campuses. The goal is to provide rigorous, quality instruction to every student in LEISD, continuously considering the needs of each campus. Currently, LEISD provides





*The exterior of the campus will mirror key characteristics of The Tribute development.*



*Collaborative areas will inspire students to work on projects and facilitate a shift in instruction where teachers are the conduit and connector.*



*Flexible learning spaces will divide grade levels into "houses". Each "house" will have a common center for resource and reference materials for direct access. The entire facility will be wireless with interactive technology for student use.*



*The entry area to the campus will serve as a centralized meeting area with a "staired" space for seating. It will be tucked beneath a sweeping, circular stairway that will connect the first and second floors.*

laptops for students in grades 6-12.

The financial partnership between the developer, the HOA and the school district helped to make the school's construction possible. Jack Matthews, president of Matthews Southwest, says, "Education in today's technological culture is of the utmost importance. It has been inspiring to witness the insight that Little Elm ISD has displayed in pioneering the academy, and it speaks volumes about the future of the district's schools. We are honored that they chose The Tribute as the

initiation of their incredible vision, and look forward to a long and historic future with Little Elm ISD."

The STEM Academy is a public school that will serve students residing in The Tribute and throughout the district.

In keeping with the culture of LEISD, the K-8 STEM Academy will undoubtedly drive its students to excel, giving students the tools they need

to be successful. "In addition to the early focus on careers in the STEM fields that will be part of the learning experiences, our students will have a

greater understanding of twenty-first century learning skills," Ms. Leuthard says. "These are the skills we use in the 'real world' to collaborate around projects and products using technology. The enthusiasm surrounding the project, combined with the unique design, will really make this school something that will be emulated by others."

It is a brand-new day in the Little Elm Independent School District, one where the finest education is available to the next generation of thinkers.

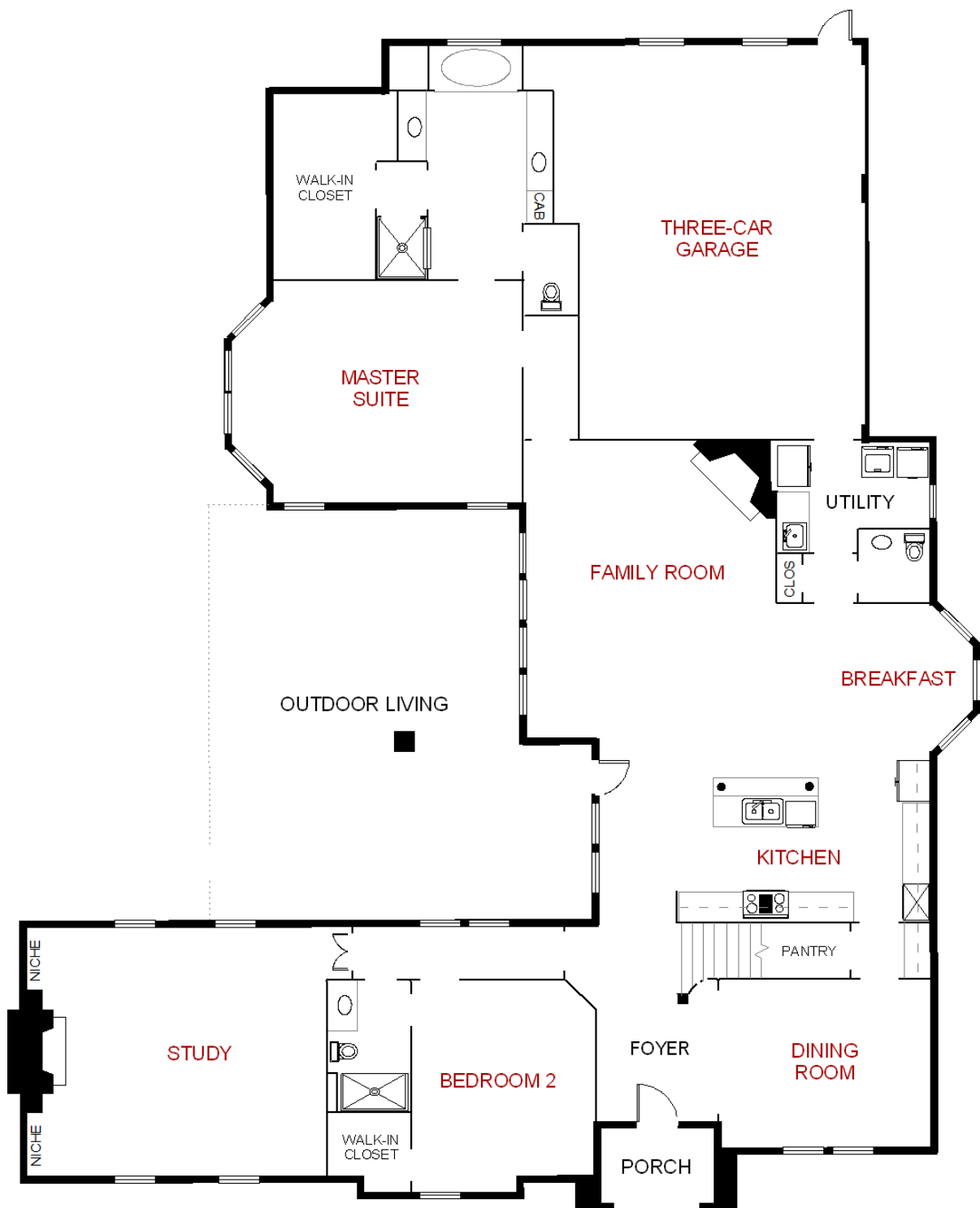
For more information about the STEM Academy, visit [leisd.ws](http://leisd.ws) or call LEISD at 972-292-1847.

For more information about The Tribute Lakeside Golf & Resort Community, visit [thetribute.com](http://thetribute.com).

**Little Elm ISD**  
**1900 Walker Ln., Little Elm**  
**972.292.1847**  
**[www.leisd.ws](http://www.leisd.ws)**

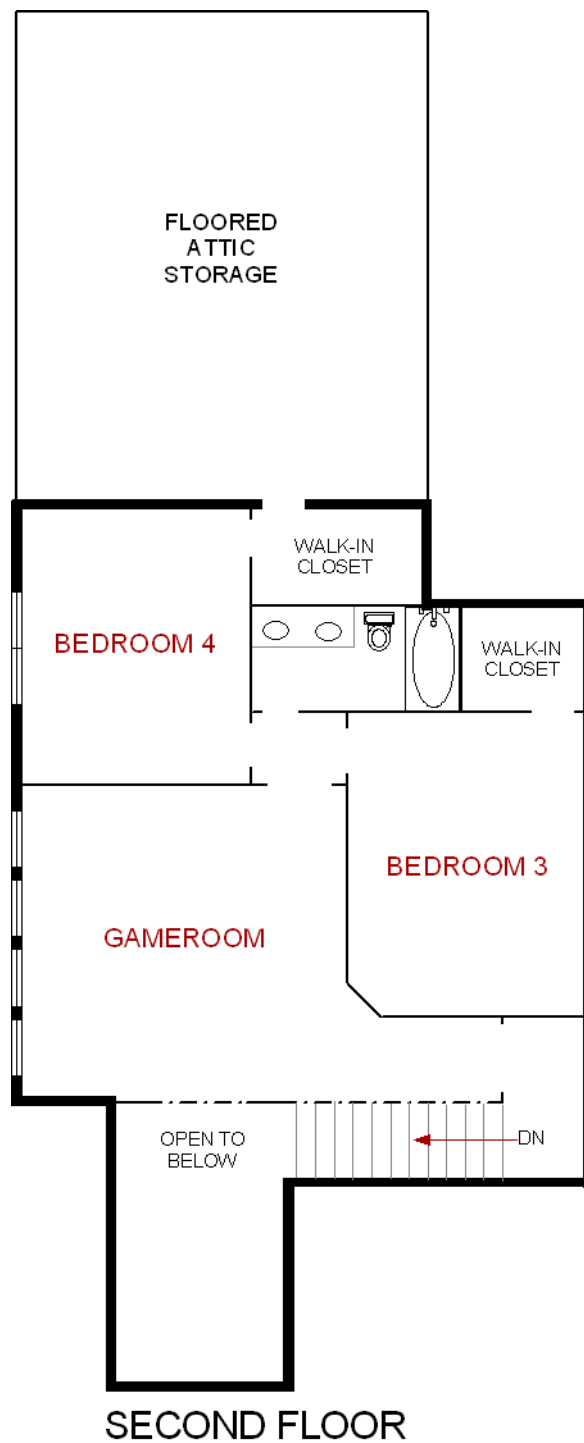


# Plan of 7625 Blackburn



PLAN OF LOWER LEVEL

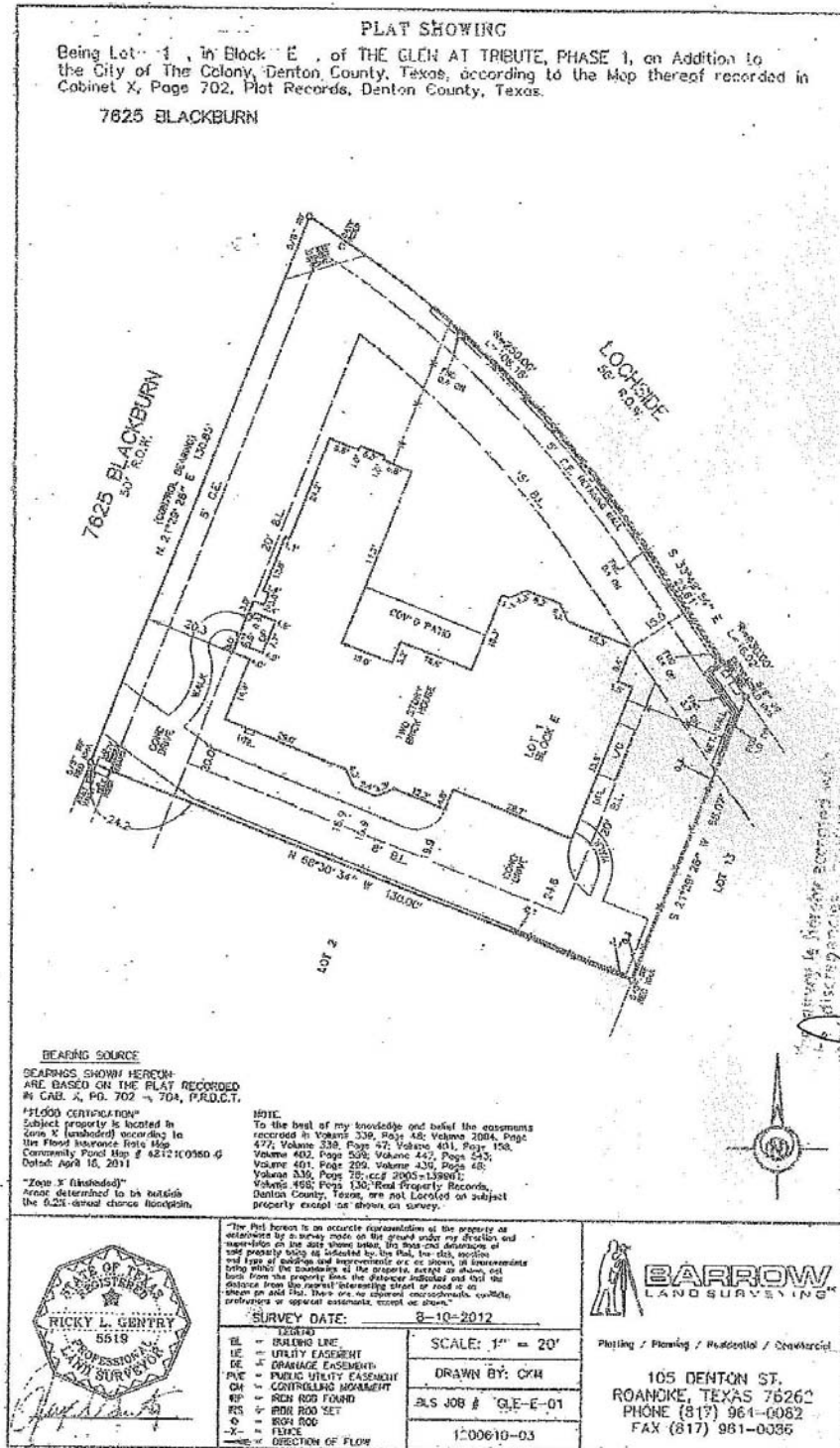
# Plan of 7625 Blackburn



PLAN OF UPPER LEVEL



# Survey of 7625 Blackburn



Note: Survey does not include extended patio and arbor cover and as such may not be reusable.

# Special Features of This Home

- ★ Resort Style Community with Two Golf Courses, Resort Pool, Splash Pool, Playground, Hiking Paths, Nature Area with Lake Access
- ★ K-8 STEM Academy opening in The Tribute in Fall 2014
- ★ Appealing Brick Exterior with Stone Accents and Attractive Landscaping
- ★ Outstanding Home with Custom Features and Numerous Upgrades
- ★ Desirable Floorplan with 4 Bedrooms Plus a Study, 3 Full Baths and One Half Bath and 2 Living Areas
- ★ 3 Car Side Entry Garage
- ★ Large Back Yard with Covered Patio, Flagstone Extended Courtyard with Arbor Cover, Fountain, Magnetic Closure Mosquito Netting, Plentiful Landscaping, and Cedar Potting Shed
- ★ Additional Parking Pad and Wiring for Electric Gate
- ★ Great Kitchen with Abundant Custom Cabinets, an Island, Upgraded Appliances, Granite Countertops and a Butler's Pantry
- ★ Hand-scraped Wood Flooring in Most of Downstairs and Frieze Style Carpet and Upgraded Tile Elsewhere
- ★ Family Room with Striking Stone Fireplace Is Open to Kitchen
- ★ Upstairs Game Room with Plenty of Space
- ★ Huge Study with Fireplace Could be Second Living Area or Home Office
- ★ Luxury Master Suite with Oval Jetted Tub, Large Shower, Dual Vanities and a Sizable Closet
- ★ Plantation Shutters and Eight Foot Solid Doors Downstairs



# Notes About 7625 Blackburn



OUTSTANDING STUDY!!!



SPACIOUS OPEN ROOMS!!!



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