

# \$3,999,999 - 2201 La Rochelle, Flower Mound

MLS® #20887204

**\$3,999,999**

5 Bedroom, 5.20 Bathroom, 7,955 sqft

Residential on 2.00 Acres

Chateau Du Lac Ph I, Flower Mound, TX

UPDATED AND STAGED MARCH 2025\*INSPIRED BY THE GREAT VILLAS OF TUSCANY\*APPRAISED AT \$5.3 MILLION APRIL 2024\*STUNNING ESTATE,LOCATED IN EXCLUSIVE GUARDED & GATED LAKE COMMUNITY OF CHATEAU DU LAC\*NESTLED ON A SPRAWLING 2 ACRE LOT,CANVASSED BY MAJESTIC TREES\*PRIVACY ABOUNDS\*GRAND ENTRY W-ROTUNDA CEILING & HAND-PAINTED DOME\*BUILT SPARING NO EXPENSE & PERFECT FOR ENTERTAINING WITH A GREAT FLOOR PLAN THAT FLOWS SEAMLESSLY\*UNMATCHED ANYWHERE!\*RELAX IN YOUR OWN BACKYARD PARADISE\*CREATED FOR ENTERTAINING\*OPENS TO SEVERAL PATIOS INCLUDING A LARGE PATIO W-OUTSIDE LIVING AREA, FIREPLACE & GRILL\*BEAUTIFUL VIEWS OF EXPANSIVE POOL, BRIDGES\*VINEYARD, KOI POND & FORT\*NIGHT LIGHTING\*STUDY W-FIREPLACE & READING AREA\*WINE TASTING ROOM\*SITTING AREA W-WINE STORAGE\*UPPER LEVEL OFFERS 3 OVERSIZED BEDROOM EN-SUITES PLUS BILLIARDS ROOM,WET BAR & 2ND STUDY\*PRIMARY & GUEST SUITE LOCATED ON 1ST LEVEL\*GOURMET KITCHEN FEATURES DCS PROFESSIONAL SERIES GAS RANGE W-8 BURNERS & 2 OVENS\*QUICK POSSESSION\*5 HVAC ZONES\*AEROBIC SEPTIC\*CITY WATER\*REAL STUCCO\*TILE ROOF\*5



TOTAL PARKING\*4 OVERSIZED ATTACHED  
GARAGES & PORTE COCHERE\*KITCHEN  
FEATURES SUBZERO FRIDGE, PASTA  
FAUCET, ISLAND, VEGGIE SINK, BUILT-IN  
DESK & TOP-OF-THE-LINE  
APPLIANCES\*PRIMARY SUITE W 2-STORY  
CLOSET, FIREPLACE & FANTASTIC  
SHOWER\*OTHER AMENITIES INCLUDE  
HAND-FORGED IRON BALUSTERS, ROJO  
TRAVERTINE FLOORING\*3 FIREPLACES\*5  
FULL BATHS\*2 HALF BATHS\*SEE ROOM  
BY ROOM AMENITIES LIST, DRONE VIDEO  
SET TO MUSIC ON NTREIS\*SEE  
APPRAISAL DONE BY ROBERT TOTTEN,  
VALUE AT \$5,300.000\*

Built in 2002

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20887204                |
| Price          | \$3,999,999             |
| Bedrooms       | 5                       |
| Bathrooms      | 5.20                    |
| Full Baths     | 5                       |
| Half Baths     | 2                       |
| Square Footage | 7,955                   |
| Acres          | 2.00                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mediterranean           |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2201 La Rochelle    |
| Subdivision | Chateau Du Lac Ph I |
| City        | Flower Mound        |
| County      | Denton              |
| State       | TX                  |
| Zip Code    | 75022-5587          |

## Amenities

|              |                                                                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Aerobic Septic, City Water, Co-op Electric, Concrete, Electricity Available, Electricity Connected, Individual Gas Meter, Individual Water Meter, Natural Gas Available, Phone Available, Private Sewer, Septic, Underground Utilities |
| # of Garages | 4                                                                                                                                                                                                                                      |
| Garages      | Concrete, Driveway, Electric Gate, Enclosed, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Rear, Gated, Inside Entrance, Kitchen Level, Lighted, Off Street, Parking Pad                                                |
| Has Pool     | Yes                                                                                                                                                                                                                                    |
| Pool         | Gunit, Heated, In Ground, Outdoor Pool, Pool Sweep, Pool/Spa Combo, Private, Salt Water, Separate Spa/Hot Tub, Waterfall                                                                                                               |

## Interior

|                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Cable TV Available, Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Loft, Multiple Staircases, Pantry, Walk-In Closet(s), Wet Bar |
| Heating           | Central, Fireplace(s), Gas Jets, Natural Gas, Zoned                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                       |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                         |
| Fireplaces        | Den, Family Room, Gas, Gas Starter, Master Bedroom, Wood Burning                                                                                                                                                                                          |

## Exterior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Attached Grill, Balcony, Courtyard, Covered Porch(es), Gas Grill, Rain Gutters, Lighting, Mosquito Mist System, Outdoor Grill, Playground, Private Entrance, Sport Court, Other |
| Lot Description   | Cul-De-Sac, Few Trees, Landscaped, Lrg. Backyard Grass, Many Trees, Oak, Sprinkler System                                                                                       |
| Roof              | Tile                                                                                                                                                                            |
| Construction      | Stucco                                                                                                                                                                          |
| Foundation        | Slab                                                                                                                                                                            |

## School Information

|            |                |
|------------|----------------|
| District   | Lewisville ISD |
| Elementary | Old Settlers   |
| Middle     | Mckamy         |
| High       | Flower Mound   |

## Listing Details

|               |                |
|---------------|----------------|
| Listing Agent | Sharon Hodnett |
|---------------|----------------|

Listing Office

Keller Williams Realty

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