

\$14,650,000 - 1201 Gray Branch Road, McKinney

MLS® #20915243

\$14,650,000

8 Bedroom, 9.30 Bathroom, 14,665 sqft

Residential on 15.80 Acres

King Lake Estates, McKinney, TX

Welcome to Ch teau Lumi r, a private, gated estate nestled on 15 wooded acres with coveted ag exemption, three stocked ponds with fountains, and rare serenity in the heart of McKinney, south of SH 380. Masterfully crafted by Sharif Munir from the finest materials and designed with French Chateau elegance in mind, this architectural jewel balances grandeur and intimacy across every inch. Step through double iron doors into soaring ceilings, gold leaf accents, and handmade Bordeaux flooring. Entertain effortlessly in formal and casual spaces alike, each adorned with bespoke finishes: groin vault ceilings, coffered beams, antique appliqu s, and Italian marble. The chef  s kitchen is outfitted with luxury appliances, hand-painted tiles, and custom maple cabinetry, anchored by an impressive China and Silver Room featuring Carrera marble and herringbone wood floors. The Great Room commands attention with cathedral-beamed ceilings and five sets of French doors opening onto the veranda, overlooking manicured grounds and outdoor living anchored by a fireplace and full kitchen. The owner  s wing includes dual bathrooms, dual closets, a second office, a fireplace, a workout room, and breathtaking views. Wine connoisseurs will appreciate the climate-controlled wine room and film lovers, the private media suite with digital projection. A whole home generator, 1000' deep private well, and an elevator reflect the estate  s blend of beauty and



self-sufficiency. Relax and enjoy panoramic views from every room of this residence. Additional features include spacious bedroom ensembles with luxe finishes, separate guest quarters with private entrance, full kitchen and 2 bd 2 bath; a mahogany study with pocket office & imported African marble; game + craft rooms, a playhouse with electricity. Chateau Lumière isn't simply a home, it's a legacy property where artistry meets livability in a world of its own. Attends McKinney ISD.

Built in 2009

Essential Information

MLS® #	20915243
Price	\$14,650,000
Bedrooms	8
Bathrooms	9.30
Full Baths	9
Half Baths	3
Square Footage	14,665
Acres	15.80
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	French
Status	Active

Community Information

Address	1201 Gray Branch Road
Subdivision	King Lake Estates
City	McKinney
County	Collin
State	TX
Zip Code	75071-6496

Amenities

Utilities	City Water, Electricity Connected, Septic, Well, Asphalt, Cable Available, Electricity Available, Gravel/Rock, Individual Gas Meter, Individual Water
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Meter, Natural Gas Available, Phone Available, Private Road

of Garages

6

Garages

Covered, Garage, Garage Door Opener, Oversized, Private, 2-Car Double Doors, Additional Parking, Circular Driveway, Concrete, Direct Access, Electric Gate, Enclosed, Epoxy Flooring, Garage Faces Side, Gated, Inside Entrance

Interior

Interior Features

Built-in Features, Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Double Vanity, Flat Screen Wiring, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Cathedral Ceiling(s), Central Vacuum, Chandelier, Elevator, Multiple Staircases, Natural Woodwork, Paneling, Sound System Wiring, Wainscoting

Appliances

Call Listing Agent, Generator, Home Theater, Livestock Equipment

Heating

Central, Electric, Fireplace(s), Natural Gas

Fireplace

Yes

of Fireplaces

5

Fireplaces

Great Room, Master Bedroom, Other, Outside

Exterior

Exterior Features

Attached Grill, Covered Deck, Covered Porch(es), Built-in Barbecue, Covered Courtyard, Garden(s), Gray Water System, Lighting, Outdoor Kitchen

Lot Description

Acreage, Landscaped, Lrg. Backyard Grass, Pasture, Sprinkler System, Agricultural, Many Trees, Other, Tank/ Pond

Roof

Slate

Construction

Rock/Stone

Foundation

Slab, Pillar/Post/Pier

School Information

District

McKinney ISD

Elementary

Lizzie Nell Cundiff McClure

Middle

Dr Jack Cockrill

High

McKinney North

Listing Details

Listing Agent

Lisa Birdsong

Listing Office

Real Broker, LLC

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