



**2174 NARROW ROAD**  
LUCAS, TX 75002



\$1,100,000



4,193 sqft



4 beds



4 baths

## DESCRIPTION

Set on a picturesque one-acre homesite with a backdrop of mature trees, 2174 Narrow Road offers a rare combination of privacy, scale, and refined comfort. Encompassing 4,193 square feet, this residence is thoughtfully designed to feel both spacious and inviting, with expansive windows, abundant natural light, and beautifully proportioned living spaces throughout. At the heart of the home, the family room makes a striking impression with soaring cathedral ceilings accented by substantial decorative exposed beams, creating a sense of warmth, architectural character, and timeless style. A beautifully appointed corner fireplace serves as a focal point of the space, highlighted by a dramatic floor-to-ceiling tiled accent wall that adds texture, sophistication, and visual impact. The open flow between the main living areas enhances both everyday living and effortless entertaining, giving the home a gracious yet comfortable feel. The kitchen is equally impressive, featuring generous counter space, abundant cabinetry, and a highly functional layout that anchors the home with both style and practicality. The adjoining dining and living spaces feel seamlessly connected, ideal for intimate gatherings or larger-scale entertaining. Beyond the interior, the backyard is one of the property's most compelling features. Backing to mature trees, the setting is exceptionally private and serene, with manicured lawn & full sprinklers. There is ample space to create a resort-inspired outdoor retreat through the addition of a pool (renderings available). Don't miss the 4-car garage and utility shop (the perfect she-shed or workshop). Located in sought-after Lucas, this property offers the tranquility of country-style living while remaining convenient to everyday amenities. Shopping, dining, and entertainment are all just minutes away, including The Village at Allen and Allen Premium Outlets. Nearby parks, including Lucas Community Park, further enhance the lifestyle appeal.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Pending

**MLS:** 21184652

**YEAR BUILT:** 2021

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Lakeview Downs

**LIST DATE:** 04/16/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,193

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 1.03

**LOT SIZE (SQFT):** 44,953

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- Outside

### APPLIANCES:

- Dishwasher
- ElectricOven
- Disposal
- Microwave

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- DoorMulti
- Driveway
- Garage
- GarageDoorOpener
- KitchenLevel
- GarageFacesSide

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Frame

### POOL TYPE:

- None

### FENCING:

- WroughtIron

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- Propane
- Zoned

### UTILITIES:

- CableAvailable
  - ElectricityAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystem

### COMMUNITY:

- Curbs
- 

**LISTED BY:** Ann O'Blenes 

**PHONE:** 972.898.6600

**BROKERED BY:** RE/MAX Premier