



LILY
GRACE
HOMES



Welcome Home

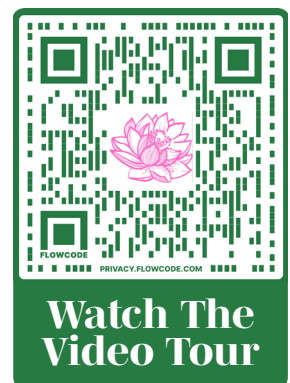
208 PECAN STREET
ROANOKE, TX

WWW.LILYGRACEHOMES.COM



Property Details

208 Pecan Street sits on nearly three-quarters of an acre and offers 3,474 square feet of living space, giving everyone a place to unwind. A dedicated study, guest room, and owner's suite anchor the main level, while two additional bedrooms and a loft give the second floor its own retreat-like quality. All this, with a generous outdoor living area, makes this home feel nothing like a typical neighborhood home site.



4 Beds



4 Full Baths



Study



3474 sq ft/.69 Acres



2 Car Garage

- 7 ½" wide European white oak engineered wood floors
- 10' ceilings - first floor with 11' ceiling at family.
- 8' 1-panel shaker doors throughout home.
- Custom site-finished cabinetry throughout.
- Hand-trowel texture in most areas.
- Bosch appliance package.
- Delta plumbing fixtures.
- 8' sliding glass doors for indoor/outdoor living.
- Full foam encapsulation.
- PEX water lines.
- ZIP wall system.
- Tankless water heater.
- 17-SEER Heat Pump HVAC.
- Ecobee Smart Thermostat.
- Double-pane Low E windows.
- Security system & AV Pre-Wire.

Comprehensive 1-2-10 warranty





This much land, this close to everything.

A rare opportunity to own a brand-new home situated on **nearly three-quarters of an acre**, steps away from all that Old Town Roanoke has to offer. Our homes at Pecan Crossings have plenty of room for a full outdoor kitchen, a pool, or even a pickleball court, and still have room to run. These homes are ready for you to make your backyard dreams come true.



Pecan Crossings Highlights

- *Almost 3/4 of an acre (0.69)*
- *Large covered outdoor living area*
- *Thoughtfully selected designer finishes*
- *Energy-efficient by design*
- *No HOA*
- *Steps from dining, shopping & entertainment*
- *15 minutes from DFW airport*
- *Easy access to both Dallas & Fort Worth*



Old Town Roanoke is not a suburban neighborhood in the middle of its lifecycle. It is a downtown district in the early stages of a transformation that is already well underway. When you buy in Old Town Roanoke today, you are buying into an emerging premium address at a moment when the infrastructure investment has been made, but the full price appreciation has not yet arrived.

The Lily Grace Homes *Difference*



Lily Grace Homes was launched shortly after founder Carol Horton experienced a pivotal moment in her life and career. Leaning on others in the industry, Carol was encouraged to forge her own path in the homebuilding industry. With decades of experience in business and residential construction behind her, she stepped out on her own not only to create homes but to redefine what a home could feel like.

As one of the few female builders in the Dallas-Fort Worth area, Carol brings a fresh perspective to an industry that too often focuses on cost structures rather than the daily life

lived within the walls. We design and build homes that support real life, real families, and the everyday moments that matter.

Quality is the foundation of Lily Grace Homes. We build with trusted trades and high-performing materials that deliver long-lasting value. Full foam encapsulation, tankless water heaters, and energy efficient windows are standard features. **Every home is backed by comprehensive 1, 2, and 10 year warranties** for peace of mind long after move in. We build homes for belonging, comfort, and connection because a well designed home should support life at every turn. This is where thoughtful design and everyday living meet.

New Build Advantage



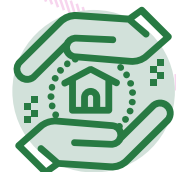
**Modern Design
& Functionality**



**Energy Efficiency,
Built In**



**Worry-Free
Ownership**



**Healthier Indoor
Environment**

Plan & Spatial Design

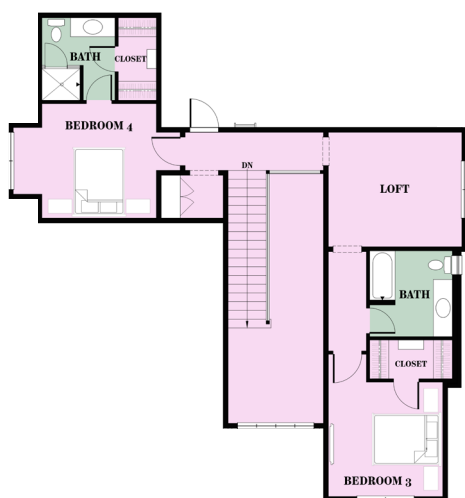
“We design around your life. We asked what it feels like to come home at 6 pm, to host dinner on a Saturday, to drink coffee before anyone else wakes up. Then we built it. This is what Designed with Intention. Built To Live Beautifully. means.”

-Carol Horton,
Founder, Lily Grace Homes

First Floor Living	2490 SF
Second Floor Living	984 SF
Outdoor Living	415 SF
Total Living	3889 SF



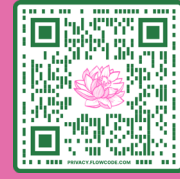
First Floor



Second Floor

Square footage and dimensions are approximate and provided for reference only. Floor plans, layouts, features, and specifications are subject to change without notice. Buyer and buyer's agent should independently verify all information, including square footage and room dimensions.

Ready to make this home yours?



Schedule a
follow-up tour.

Contact Us

(682) 337-1121

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