



PRIVATE RESIDENCE / BULLARD, TEXAS

597 ELAND WAY

A tailored home for modern East Texas living

4 BEDROOMS / 2.5 BATHS / 2,723 SQ FT / 0.53 ACRE

BUILT 2019 / CUSTOM OUTDOOR RETREAT COMPLETED MID-2024



THE ARRIVAL

A CONSIDERED FIRST IMPRESSION

Stone, brick and timber detailing give the home a grounded sense of permanence. Custom plantation shutters refine the front elevation, while the covered entry and double doors create a warm architectural welcome.

4

BEDROOMS

2.5

BATHROOMS

2,723

SQUARE FEET

0.53

ACRE

2019

BUILT

2

CAR GARAGE



GATED MULILO / LARGE AIR-CONDITIONED ATTIC

597 ELAND WAY / 02



THE GREAT ROOM

LIGHT, VOLUME AND WARMTH

A vaulted ceiling, stained beams and the substantial stone fireplace frame the home's central gathering space. Real wood floors continue through the living room and kitchen, giving the open plan a rich, continuous foundation.

REAL WOOD

Living room and kitchen flooring

CUSTOM DETAIL

Beams, millwork and stonework

OPEN CONNECTION

Direct flow toward the rear patio



THE HEARTH

A FIRE, BEAUTIFULLY CONTAINED

The natural gas fireplace brings warmth and ceremony to the great room without the work of storing or burning wood. A premium realistic gas-log set creates the character of a traditional fire, framed by substantial stonework and a richly carved wood mantel.

NATURAL GAS

Convenient, wood-free operation

REALISTIC LOG SET

Traditional atmosphere with refined ease

STONE SURROUND / CARVED WOOD MANTEL / GAS-LOG FIRE



THE KITCHEN

CRAFTED AT THE CENTER

The kitchen balances visual drama with everyday function: an oversized island, furniture-style cabinetry, architectural corbels, layered lighting and a richly detailed range surround. Real wood flooring connects the space to the great room, while a walk-in pantry expands everyday storage.

OVERSIZED ISLAND / WALK-IN PANTRY / STATEMENT LIGHTING

Detailed millwork and mixed materials create a collected, custom feel.





THE PRIMARY SUITE

A QUIETLY REFINED PRIVATE RETREAT

A tray ceiling and substantial crown molding bring tailored scale to the primary bedroom. The adjoining bath adds a glass-enclosed shower, large soaking tub, custom cabinetry and patterned tile for a composed, spa-like finish.

TRAY CEILING / LARGE SOAKING TUB / GLASS SHOWER





THOUGHTFUL ESSENTIALS

THE LUXURY OF FORETHOUGHT

Practical spaces are treated with the same intention as the home's showpieces. The laundry room includes a custom tiled pet wash with hot and cold water, while concealed storage and efficient construction reward everyday living.

CUSTOM PET WASH

Tiled wash station with hot and cold water.

WALK-IN PANTRY

Dedicated storage just beyond the kitchen.

HIDDEN BONUS ROOM

A small concealed room adds flexible extra space.

SPRAY-FOAM INSULATION

Supports the home's energy-efficient design and year-round comfort.

LARGE CONDITIONED ATTIC

Air-conditioned attic space for accessible storage.

TWO-CAR GARAGE

Everyday utility integrated into the floor plan.



COVERED OUTDOOR LIVING

A ROOM BEYOND THE WALLS

Completed in mid-2024, the custom 480-square-foot covered patio extends daily living into the backyard. Its generous footprint provides room for multiple seating zones, dining and entertaining. Remote-controlled retractable blinds are installed at the rear openings in both the living room and primary bedroom, adding effortless shade and privacy.

480 SQ FT / ROOM TO ENTERTAIN

RETRACTABLE BLINDS: LIVING ROOM + PRIMARY BEDROOM





THE OUTDOOR KITCHEN

MADE TO HOST BEAUTIFULLY

Custom quartzite countertops define an entertainment-ready kitchen with a built-in Bull grill, hot and cold running water, sink, cold storage, generous preparation space and bar seating. The covered setting keeps cooking and conversation connected in every season.

QUARTZITE / BULL GRILL / HOT + COLD WATER

Cold storage and a full-length bar complete the hosting setup.





AFTER SUNSET

AN EVENING ALL ITS OWN

Firelight, tailored seating and a fully equipped patio create a true open-air living room.



DESIGNED FOR EVERY SEASON

SALTWATER POOL AND OVERSIZED SPA / COMPLETED MID-2024

The pool and spa are fully managed from a phone: cool or heat the water, schedule cleaning cycles, create light shows and let the Omni system monitor and adjust pool chemistry.

PHONE CONTROL

Cool, heat and operate the pool and spa from a phone.

OMNI CHEMISTRY

Monitors and adjusts pool chemicals.

20+ LIGHTS

Programmable color and light shows after dark.

OVERSIZED SPA

Raised spa with a spillway waterfall.

SCHEDULED CLEANING

Manage cleaning cycles remotely.

SALTWATER SYSTEM

Saltwater pool for refined water care.

DUAL TEMPERATURE

Chiller/heater plus dedicated natural gas heat.

TAILORED FINISHES

Carrara marble coping and cool-deck concrete.



THE SETTING

ROOM AROUND YOU. EVERYTHING AHEAD.

Set on 0.53 acre in gated Mulilo, the property occupies a corner position with an open rear outlook and no planned homes immediately behind, according to the seller. The sought-after Bullard ISD and The Brook Hill School are nearby, while US 69 provides a direct route north toward Tyler.

CORNER LOT / OPEN REAR OUTLOOK / GATED NEIGHBORHOOD

THE BROOK HILL SCHOOL / MINUTES AWAY

A+ OVERALL / #1 IN SMITH COUNTY

#17 PRIVATE K-12 IN TEXAS / #25 BOARDING K-12 IN AMERICA

CHRISTIAN COLLEGE-PREPARATORY SCHOOL / NICHE 2026

#1 PRIVATE SCHOOL IN TYLER / EAST TEXAS FOR SIX YEARS / BROOK HILL 2025

BULLARD ISD

**NEW MIDDLE
SCHOOL**

Opened January 2026; serves grades 6-8 for the 2026-27 school year.

THE ELAND WAY

EVERY SEASON. EVERYDAY LUXURY.

597 ELAND WAY / BULLARD, TEXAS 75757



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Home, pool, outdoor kitchen, window-treatment, energy, storage and attic specifications are seller-provided. School facts are based on Bullard ISD official information, 2026 Niche rankings and The Brook Hill School's 2025 ranking announcement. Travel, eligibility, square footage, systems, improvements and future land use should be independently verified.



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