



217 KILKENNY ROAD

POOLVILLE, TX 76487



\$479,000



2,000 sqft



3 beds



2 baths

DESCRIPTION

Open House - Sunday, May 24 from 2-4 PM! Step into the lifestyle you've been dreaming of with this stunning new construction modern farmhouse by Provincial Builders, one of the area's most respected and sought-after custom home builders. Perfectly positioned on a peaceful, private 2-acre heavily treed lot, this home blends timeless country charm with the clean lines and conveniences of modern living. With approximately 2,000 square feet of thoughtfully designed space, every detail has been carefully curated to create a home that is both functional and beautiful. From the moment you arrive, classic farmhouse elements—crisp white siding, rich wood accents, and a side-entry two-car garage—set the tone for elevated curb appeal and everyday ease. Inside, an open and airy floor plan welcomes you with abundant natural light, soaring ceilings, and picturesque views of the surrounding trees and rolling landscape. At the heart of the home, the spacious kitchen features a large island perfect for gathering, entertaining, or everyday living. A deep farmhouse sink, custom cabinetry, and high-quality finishes create a warm, inviting space that flows seamlessly into the dining and living areas—ideal for both hosting and relaxing nights at home. The primary suite offers a peaceful retreat with a generous walk-in closet and a spa-like ensuite bath designed for comfort and relaxation. Two additional bedrooms provide flexibility for family, guests, or a home office, each thoughtfully placed to maximize natural light and serene views. Outside, the expansive 2-acre property offers endless possibilities—create your dream garden, design an outdoor kitchen, add a firepit, or enjoy space for animals. This horse-friendly property delivers the freedom of country living while remaining just a short drive from town conveniences. More than just a home, this is a lifestyle—designed for the way you want to live.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21084755

YEAR BUILT: 2025

COUNTY: Parker

TRACT OR SUBDIVIION: Sarra Ranch

LIST DATE: 11/11/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,000

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Carpet
- Tile

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse
- Modern
- Traditional
- Detached

PARKING:

- KitchenLevel
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- InteriorLot
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Lighting
- RainGutters

SIDING:

- BoardAndBattenSiding
- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- SepticAvailable
- UndergroundUtilities

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- WalkInClosets

SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

LISTED BY: Heidi Wilburn 

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BROKERED BY: Compass RE Texas, LLC