

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1261 EMERALD CIRCLE

SOUTHLAKE, TX 76092



\$1,000,000



2,138 sqft



3 beds



2 baths

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## DESCRIPTION

A rare opportunity to own a 1-acre property in Southlake, Texas within highly acclaimed Carroll ISD and with no HOA restrictions. This property offers exceptional flexibility for buyers looking to update, expand, or build a custom luxury home in one of the most desirable areas of the Dallas–Fort Worth metroplex. The existing single-story home is fully livable and features 3 bedrooms, 2 bathrooms, 2 living areas, 2 dining spaces, and a 3-car garage, offering a functional layout with strong potential enhanced by AI conceptual rendering for future possibilities. For buyers looking to add value, this home presents an ideal opportunity to personalize a property in Southlake while enjoying the benefit of living on a full acre, with AI conceptual rendering available to help visualize design options. The property also features an extended driveway with ample guest parking and a detached barn that also serves as a third-car garage, providing flexible space for a boat, recreational equipment, workshop, or additional vehicle storage. The flat, usable one-acre lot is complemented by mature trees and open grassy areas, offering plenty of space for outdoor living, entertaining, gardening, or future additions such as a pool, guest house, or expanded outdoor living area—conceptualized through AI renderings. For buyers seeking to build new, the property also presents a tear-down and rebuild opportunity. With utilities already in place, no HOA restrictions, and no timeline to build, buyers can bring their own builder and design a custom estate. Preliminary custom home plans from local builders are available; please reach out for details. Located just minutes from Lake Grapevine, with easy access to trails, parks, boating, Southlake Town Square, dining, shopping, major highways, and DFW Airport. Opportunities to own a 1-acre property in Southlake with this level of flexibility are increasingly rare. 1261 Emerald Circle offers exceptional potential in a prime location.

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

**MLS STATUS:** Active

**MLS:** 21114189

**YEAR BUILT:** 1985

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** Emerald Estate Add

**LIST DATE:** 12/13/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,138

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 1.02

**LOT SIZE (SQFT):** 44,518

## INTERIOR FEATURES

### FIREPLACE:

- Masonry

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- Driveway
- Garage
- Oversized
- Paved
- Storage
- WorkshopInGarage
- RvAccessParking

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas

### UTILITIES:

- SepticAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- KitchenIsland
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- FireAlarm
- SmokeDetectors

### COMMUNITY:

- TrailsPaths
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**LISTED BY:** Sonya Nabilly 

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