

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 204 PECAN STREET

ROANOKE, TX 76262



\$1,200,000



3,504 sqft



4 beds



5 baths

## DESCRIPTION

Luxury new construction in the heart of downtown Roanoke's walkable dining district, offering executive-level design, energy-efficient performance, and exceptional value at \$1,200,000. This 4-bedroom, 4.1-bath residence spans 3,504 square feet of thoughtfully designed living space with high-end finishes and seamless indoor-outdoor flow. Expansive Andersen Low-E windows flood the open-concept main level with natural light. The living area is anchored by a dramatic floor-to-ceiling stone fireplace and oversized sliding glass doors opening to a covered patio—ideal for entertaining. The chef's kitchen features Bosch appliances, built-in refrigerator, oversized island with seating, and abundant custom cabinetry, balancing functionality with elevated design. A private office on the main level provides a dedicated work-from-home space. The primary suite offers a refined retreat with large picture windows and a spa-inspired bath complete with dual vanities, freestanding soaking tub, expansive walk-in shower, and dual closets. A secondary bedroom suite downstairs adds flexibility for guests or multigenerational living. Upstairs includes two additional bedrooms, a spacious gameroom, flex nook, and additional storage, creating smart separation of space. Built for long-term efficiency and comfort, the home includes full encapsulation, Rinnai tankless water heater, smart thermostats, 16 SEER HVAC system, and premium Andersen Low-E windows. Located just moments from Roanoke's renowned dining, boutique shopping, award-winning schools, and convenient commuter access, this residence offers modern luxury, walkability, and compelling value in one of North Texas' most desirable lifestyle communities.

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

**MLS STATUS:** Active

**MLS:** 21125671

**YEAR BUILT:** 2024

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Pecan Xing

**LIST DATE:** 12/09/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,504

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.27

**LOT SIZE (SQFT):** 11,848

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- GasStarter
- LivingRoom
- Metal
- Stone

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- Skylights

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Tudor</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li><li>● Tandem</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Wood</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● SmartHome</li><li>● CableTv</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Sidewalks</li></ul>	

**LISTED BY:** Wynne Moore 

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