



**2161 EAGLES RIDGE DRIVE**  
WEATHERFORD, TX 76087



\$1,299,000



3,995 sqft



4 beds



5 baths

## DESCRIPTION

Meet the property that has it ALL! Fully custom COUTO HOME with 1200 SF GUEST HOUSE, 1200 SF SHOP, plus POOL, SPA & OUTDOOR KITCHEN! This fully piped fence property has it's own private electric gated entrance. Gorgeous, grand elevation and landscaping, hand-scraped hardwood flooring and coffered ceiling throughout living, dining and kitchen. You'll get to open up the wall-to-wall double glass doors and bring the outdoor living area in! Extraordinary two toned kitchen design with custom cabinetry, walk-in pantry and true farmhouse sink. This home offers so many additional spaces including a formal dining room, office, media room and upstairs flex room that could be used as additional bedroom with full bath. Primary suite is off the dining nook with complete walk-through to bathroom, closet and in front of laundry access! Highly desirable laundry room with safe room and counterspace galore! Favorite feature is the Dutch door for laundry room! This place is jam packed with EVERYTHING that you need. The outdoor living area is cozy with a wood burning fireplace and full outdoor kitchen set up just outside the primary bedroom. Sparkling pool with multiple waterfalls, fire bowls and deluxe spa, all with smart phone capability. Additional living quarters sit at the back of the property with a covered patio overlooking the creek. Fully functional with open living area, bedroom, full bath and bar with sink. The 8 foot glass roll up doors are amazing both open and closed! On the other side of the guest quarters, is a fully insulated 30x40 designated shop with a 10 foot electric roll up door and 14 foot ceilings! This home is unbelievable with the amount of amenities already in place. It is FULLY DECKED OUT. Home still falls under the Builder Warranty. It's your chance to own a piece of property like this...come out and experience what it's like to live within the hills of Eagles Bluff!

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

**MLS STATUS:** Active

**MLS:** 21128622

**YEAR BUILT:** 2022

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** Eagles Bluff Ph 4

**LIST DATE:** 12/08/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,995

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 2.01

**LOT SIZE (SQFT):** 87,686

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- Outside
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile
- Hardwood

### APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- Microwave
- Refrigerator
- WaterSoftener
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- AdditionalParking
- Aggregate
- Asphalt
- Concrete
- DoorMulti
- DriveThrough
- DirectAccess
- DoorSingle
- Driveway
- ElectricGate
- Garage
- GarageDoorOpener
- Guest
- Gated
- InsideEntrance
- KitchenLevel
- Lighted
- Oversized
- GarageFacesSide
- Storage

### LOT DESCRIPTION:

- Acreage
- BackYard
- InteriorLot
- Lawn
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Garden
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- RainGutters
- Storage

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- Fenced
- Gunit
- Heated
- InGround
- OutdoorPool
- Other
- Pool
- PoolSpaCombo
- Waterfall
- WaterFeature

### FOUNDATION:

- Slab

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - Propane
  - SewerAvailable
  - SepticAvailable
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- Loft
- OpenFloorplan
- Pantry
- SmartHome
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- GatedCommunity
- SmokeDetectors
- SecurityLights
- Wireless

### COMMUNITY:

- CommunityMailbox
  - Gated
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**LISTED BY:** Kristin Arredondo 

**PHONE:** 817.946.7775

**BROKERED BY:** Cates & Company