

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 125 SIGNATURE COURT

WEATHERFORD, TX 76087



\$1,257,000



4,142 sqft



5 beds



5 baths

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## DESCRIPTION

Showings are paused until Mar 31. Call listing agent for emergency showings while sellers move out. Set on the signature hole in Canyon West's Golf Course on 1.31 acres at the end of a cul-de-sac. Five spacious bedrooms and four full bathrooms (plus a powder room) are arranged across 4,142 sqft, offering room and privacy for family and guests. The two-story design features 12-ft ceilings with refined trim work, and an upstairs bonus suite with its own bath and closets—ideal for a game room, office or in-law suite. The heart of the home is a chef-level kitchen anchored by two large islands. It boasts a built-in full-size refrigerator and freezer, wine cooler and a beautifully equipped butler's pantry. Open to the living and dining areas, it allows seamless entertaining and flows to an expansive covered rear patio. Beyond the patio, a fenced and heated salt-water pool and spa overlook the 12th tee box of Canyon West golf course, framing sunset views across the rolling fairways. The primary suite is a private retreat with a spa-inspired bath and generous walk-in closet. Throughout the home you'll find upgraded finishes, including granite counters, decorative lighting, luxury vinyl plank and tile floors, built-in wine storage and high-speed internet wiring. Energy-efficient systems include zoned HVAC, a heat pump and a private well with aerobic septic. The oversized three-car garage (42 x 26 ft) has space for golf carts and storage. Once you become a Canyon West Member, you'll be able to enjoy the community amenities—clubhouse, community pool, restaurant and championship golf course—as well as convenient access to Brock ISD schools. With its open-plan layout, resort-style backyard and prime golf-course location, the home delivers a relaxed yet luxurious lifestyle. **DRIVING DIRECTIONS: TURN LEFT ON TOP FLIGHT AND FOLLOW ALL THE WAY TO THE VERY END OF THE CULDESAC! HOUSE IS FIRST ON THE LEFT BY THE WATER!**

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21185030

**YEAR BUILT:** 2017

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** CANYON WEST PH IV

**LIST DATE:** 02/21/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,142

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 1.31

**LOT SIZE (SQFT):** 57,063

## INTERIOR FEATURES

### FIREPLACE:

- BlowerFan
- FamilyRoom
- Gas
- GasLog
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank
- Tile

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- WaterSoftener
- WaterPurifier
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway
- Garage
- GolfCartGarage
- GarageDoorOpener
- InsideEntrance
- Oversized
- GarageFacesSide

### LOT DESCRIPTION:

- Acreage
- BackYard
- CulDeSac
- BacksToGreenbeltPark
- InteriorLot
- IrregularLot
- Lawn
- Landscaped
- OnGolfCourse
- Subdivision
- SprinklerSystem
- FewTrees
- Waterfront

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- Fenced
- Gunitite
- Heated
- InGround
- OutdoorPool
- Pool
- Private
- Sport
- SaltWater
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- HeatPump
- Propane
- Zoned

### UTILITIES:

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

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- OpenFloorplan
- Pantry
- SmartHome
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- FireAlarm
- SecurityGate
- GatedCommunity
- KeyCardEntry
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - Golf
  - Pool
  - Restaurant
  - Gated
  - Lake
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**LISTED BY:** Heather Kingston 

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**BROKERED BY:** Cates & Company