



**1008 BROADMOOR WAY**  
ROANOKE, TX 76262



\$850,000



3,946 sqft



4 beds



5 baths

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## DESCRIPTION

Welcome to this exceptional home in the highly sought-after Fairway Ranch community, within walking distance of Cox Elementary and zoned to the award-winning Northwest ISD. Perfectly positioned on a premium oversized lot with a low 1.6% tax rate, this impressive residence offers 3,946 square feet of luxurious living space, a large private backyard, and an oversized three-car garage. Designed with quality craftsmanship and thoughtful upgrades throughout, the home features four spacious bedrooms, five bathrooms, a game room that could easily serve as a fifth bedroom, and a dedicated media room. As you enter, you're greeted by a grand foyer with soaring ceilings and abundant natural light. Designer details include crown molding, custom cabinetry, solid-core doors, and decorative lighting. The open-concept layout is ideal for entertaining. The chef's kitchen is a true showpiece, complete with granite countertops, stainless steel appliances, double ovens, a gas cooktop, a built-in cabinet-style range hood, a large center island, and a walk-in pantry. The private primary suite offers a spa-like retreat with dual vanities, a walk-in shower, and a freestanding soaking tub. A split guest suite with its own en suite bath on the first floor is perfect for multigenerational living. You'll also find a dedicated office with French doors and a walk-in closet, along with a formal dining room ideal for hosting gatherings. Upstairs, a spacious game room, media room, and two additional bedrooms—each with en suite baths—provide flexibility for any lifestyle. Major updates include new windows and a new roof, both installed in 2024. As a resident of Fairway Ranch, you'll enjoy resort-style amenities, including a pool, dog park, playgrounds, catch-and-release fishing ponds, and golf cart-friendly access to the community. Conveniently located near downtown Roanoke and just 17 miles from DFW International Airport, this home offers luxury, comfort, and location all in one.

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

**MLS STATUS:** Pending

**MLS:** 21192478

**YEAR BUILT:** 2014

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Fairway Ranch Ph 1

**LIST DATE:** 03/05/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,946

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.28

**LOT SIZE (SQFT):** 12,066

## INTERIOR FEATURES

### FIREPLACE:

- BlowerFan
- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator
- VentedExhaustFan

### WINDOWS:

- BayWindows
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● EpoxyFlooring</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</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>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li><li>● Community</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>● Wood</li></ul>


## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</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>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li></ul>
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### COMMUNITY:

- Clubhouse
  - Dock
  - Lake
  - Park
  - Pool
  - Sidewalks
  - Curbs
- LISTED BY:** Lori Hinderliter 
- BROKERED BY:** Coldwell Banker Apex, REALTORS