



**955 CHAMPIONS WAY**  
ROANOKE, TX 76262



\$884,400



4,024 sqft



5 beds



4 baths

## DESCRIPTION

Spring Season is here! What is your season? New to the area? First-time buyer? Done with renting? Need more space? This beautifully maintained, one-owner custom Highland home is ready for you to hang your heart & plant your roots. From the moment you walk in, you'll be greeted by stellar hand-scraped wood floors that flow throughout the main living areas, setting the stage for comfort & style. The layout is both functional & flexible, featuring a restful primary retreat & an additional bedroom downstairs ideal for guests or multigenerational living. Upstairs, you'll find 3 more bedrooms, offering plenty of space for rest, or play. This home offers room to live, work, & thrive with a big family room, a media room for cozy movie nights, a bonus flex or play room, 4 full baths & also features a study or office. You'll love the two built-in desk spaces upstairs, great for homework, or crafts. There's abundant storage throughout to help keep life organized. Enjoy added peace of mind with recent upgrades: The roof was replaced 2024 & includes a warranty, & the downstairs HVAC system was replaced 4-2025, offering comfort & efficiency for the seasons ahead. Here you will welcome your favorite hellos & send off your hardest goodbyes! A place beckoning when you're weary, offering a retreat from the busyness of the world, yet a warm hub for gathering with friends, family, & neighbors in every season. Tucked away on a quiet, friendly street in the highly sought-after Fairway Ranch community, this home is within walking distance to top-rated schools, cool trails, community pools, dog park, neighborhood parks & a fishing pond! Great for connecting with nature & neighbors alike. This prime location offers easy access to freeways, excellent doctors, great restaurants, fun entertainment, stellar shopping & more. This location simply checks every box. Come experience the kind of community where front porch conversations turn into lifelong friendships. PLUS a cool new place to have pizza delivered!

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

**MLS STATUS:** Active

**MLS:** 21224732

**YEAR BUILT:** 2013

**COUNTY:** Denton

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

**LIST DATE:** 04/10/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,024

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.19

**LOT SIZE (SQFT):** 8,145

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- Stone

### FLOOR COVERINGS:

- Carpet
- Ceramic Tile
- Hardwood
- Wood

### APPLIANCES:

- Dishwasher
- Electric Oven
- Gas Cooktop
- Disposal
- Microwave

### 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>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</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>● 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>● Wood</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>● 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>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</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>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li><li>● SecurityService</li></ul>
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### COMMUNITY:

- Curbs
- Sidewalks

**LISTED BY:** Kimberly Quile 

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**BROKERED BY:** Sterling Realty Co