

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1300 HIGHPOINT WAY

ROANOKE, TX 76262



\$859,900



3,049 sqft



4 beds



3 baths

## DESCRIPTION

WELCOME TO 1300 HIGHPOINT WAY, ROANOKE, TEXAS 76262\*THIS STUNNING ONE STORY HOME IS LOCATED IN FAIRWAY RANCH ON A GREENBELT LOT, ADJACENT TO WALKING & JOGGING TRAILS\*SPLASH IN THE RELAXING POOL & HOT TUB AND LET THE STRESS OF THE DAY MELT AWAY!\*EXTENDED OUTDOOR LIVING AREA & FIREPIT WITH STONE SEATING\*ENTERTAINING IS A BREEZE IN THIS 4 BEDROOM HOME WITH 3 FULL BATHS, 1 FORMAL DINING AREA & 2 LIVING AREAS-FAMILY ROOM & MEDIA\*3 CAR TANDEM GARAGE, STUDY & MULTIPLE BAR SEATING AREAS FOR DINING\*3049 SQ FEET PER TAX RECORD\*BUILT IN 2020 BY HIGHLAND\*NORTHWEST ISD\*IMMACULATE CONDITION\*PRIDE OF OWNERSHIP SHOWN HERE\*SHOWS LIKE A MODEL HOME\*NATURAL LIGHT ABOUND\*SEE LIST OF UPGRADES, AMENITIES & FEATURES LIST, 360 TOUR & FLOOR PLANS ON TRANSACTION DESK\*THERE ARE TOO MANY TO MENTION HERE! COMMUNITY FEATURES INCLUDE POOL, PARK, PLAYGROUND, FISHING & WALKING TRAILS\*THE GOURMET KITCHEN IS EQUIPPED WITH STAINLESS GE PROFILE APPLIANCES, WHICH INCLUDE DOUBLE OVENS, GAS COOKTOP, CUSTOM 42 INCH ALDER CABINETRY WITH GLASS FRONTS, BIANCO ANTICO GRANITE COUNTERS, PENINSULA BAR WITH WATERFALL EDGE & ISLAND WITH WATERFALL EDGE\*THE DINING ROOM SHOWCASES A CRUSHED ICED CRYSTAL CHANDELIER VALUED AT \$2,250.00\*OPEN FLOOR PLAN\*THE PRIMARY ENSUITE BOASTS A CUSTOM CALIFORNIA CLOSET DESIGN, DUAL SINKS, STAND ALONE TUB, SEPARATE SHOWER AND CUSTOM CABINETRY\*SLIDING BARN DOOR TO THE BATH & SITTING AREA WITH BAY WINDOW\*THE FIREPLACE IS THE FOCAL POINT OF THE LIVING-FAMILY ROOM & IS OPEN TO THE KITCHEN & DINING AREA\*THE ENTRY FEATURES AN 8 FOOT, 6 PANEL GLASS FRONT DOOR\*DON'T MISS THE DEDICATED STUDY & MEDIA ROOM\*THE ROOF IS A CLASS IV ROOF INSTALLED 9-10-2024\*ADDITIONAL FEATURES INCLUDE UPGRADED HARDWARE, ENGINEERED HARDWOOD FLOORING THROUGHOUT MOST OF THE HOME, RADIANT BARRIER, EPOXY FLOORING IN THE 3 CAR GARAGE, IRON FENCING AND SOLID CORE DOORS\*ABUNDANCE OF STORAGE\*SPLIT BEDROOMS\*NO SMOKERS OR PETS EVER IN THE HOME! HOA IS \$1212 YEARLY OR \$606 SEMI ANNUALLY\*YOU MAY DISCOVER YOU CANT LIVE WITHOUT IT!

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Pending  
**MLS:** 21227159  
**YEAR BUILT:** 2020  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Fairway Ranch Ph 4  
**LIST DATE:** 05/07/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,049  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 0.2  
**LOT SIZE (SQFT):** 8,755

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- Gas
- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorSingle
- Driveway
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- SprinklerSystem

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- FirePit

### SIDING:

- Brick

### POOL TYPE:

- Fenced
- Gunit
- Heated
- InGround
- Pool
- PoolSweep
- PoolSpaCombo
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- Gate
  - WroughtIron
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## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- CableAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Chandelier
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WiredForData
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystemOwned
- SmokeDetectors
- Wireless

### COMMUNITY:

- Dock
  - Fishing
  - Lake
  - Playground
  - Park
  - Pool
  - TrailsPaths
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Sharon Hodnett 

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**BROKERED BY:** Keller Williams Realty