

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 991 HOPE VALLEY PARKWAY

ROANOKE, TX 76262



\$799,000



3,133 sqft



4 beds



3 baths

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## DESCRIPTION

Large lot with huge backyard overlooking the bluff in Fairway Ranch! Excellent floor plan all on a single level with dedicated office, dual dining rooms and media room. Spacious living room with stone fireplace is full of natural light from the floor to ceiling windows & slider providing easy access to the outdoor patio. Bedrooms are privately separated between kids' rooms & guest room. The kitchen features abundant counter space finished in quartz with a gas range, dual ovens and large single basin stainless steel apron sink. Custom window treatments throughout with remote control shades in the primary bedroom suite & living room. Great style throughout with light, bright interiors and neutral finishes! Large sliding door opens to the private covered patio fully equipped with remote controlled screens enclosing the entire patio. The huge backyard has ample space for a pool with great views of the treed green space & bluff behind. Quietly located at the lower level of the Hope Valley loop with close access to greenbelt trail. Neighborhood amenities include a pool, fishing pond, walking trails & green space throughout. Original owner did not move in so has been cared for like a single owner home by current owners. Media room, projector, screen & seating can all convey.

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

**MLS STATUS:** Active

**MLS:** 21227321

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Fairway Ranch Ph

**LIST DATE:** 04/23/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,133

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.4

**LOT SIZE (SQFT):** 17,336

## INTERIOR FEATURES

### FIREPLACE:

- GlassDoors
- GasLog
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- BuiltInGasRange
- ConvectionOven
- DoubleOven
- Dryer
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- 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>● EpoxyFlooring</li><li>● GarageFacesFront</li><li>● Garage</li><li>● Tandem</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● BacksToGreenbeltPark</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>● Shingle</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><li>● WroughtIron</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</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></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Lake</li><li>● Playground</li><li>● Pool</li><li>● TrailsPaths</li><li>● Curbs</li><li>● Sidewalks</li></ul>	

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**LISTED BY:** Cheryl Staley 

**BROKERED BY:** Discovery FW Realty, LLC