

CENTURY 21[®]

Judge Fite Company



1016 W BLUFF WAY

ROANOKE, TX 76262



\$935,000



3,549 sqft



5 beds



5 baths

DESCRIPTION

Welcome to this beautifully upgraded 5-bedroom home in the highly desirable Fairway Ranch community—an entertainer's dream with year-round outdoor enjoyment! This move-in-ready home features a spectacular backyard retreat complete with a sparkling pool, a covered patio for lounging, and a private putting green for golf enthusiasts. Inside, this home boasts three spacious living areas, offering an ideal layout for both relaxing and hosting guests. The first floor is finished with elegant wood flooring and high-end tile, flowing effortlessly into a gourmet kitchen that will impress any home chef. Highlights include gleaming granite countertops, a gas cooktop, and a spacious walk-in pantry. The expansive primary suite is a true sanctuary, offering a large walk-in closet, a luxurious garden tub, a walk-in shower, and dual granite vanities—making it the perfect place to unwind after a long day. Upstairs, you'll find two additional spacious bedrooms, 1.5 well-appointed baths, and an oversized game room, ideal for entertaining. The turnkey media room adds a touch of luxury, complete with a projector and screen—perfect for movie nights or a private viewing experience. Located in Northwest ISD! Community features include: resort pool, 2 playgrounds, fishing pond and walking trails

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21229540

YEAR BUILT: 2016

COUNTY: Denton

TRACT OR SUBDIVIION: Fairway Ranch Ph 2

LIST DATE: 04/10/2026

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800.451.8055

AREA:

SQUARE FEET: 3,549

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 2

ACRES: 0.2

LOT SIZE (SQFT): 8,668

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Gas
- GasLog
- GasStarter
- LivingRoom
- Stone

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Concrete
- Covered
- DirectAccess
- DoorSingle
- Driveway
- Enclosed
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- Oversized
- Storage
- Tandem

LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition
- Shingle

YARD/GROUNDS:

- Lighting
- OutdoorGrill
- PrivateYard
- RainGutters

SIDING:

- Brick
- Rock
- Stone
- WoodSiding

POOL TYPE:

- Gunite
- Heated
- InGround
- OutdoorPool
- Pool
- PoolSweep
- PoolSpaCombo
- Community

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Full
- Gate
- Privacy
- Wood

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas
- Zoned

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - NaturalGasAvailable
 - PhoneAvailable
 - SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors
- SecurityLights
- SecurityService

COMMUNITY:

- Playground
 - Park
 - Pool
 - TrailsPaths
 - Curbs
 - PuttingGreen
 - Sidewalks
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LISTED BY: Letta Burger 

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BROKERED BY: Compass RE Texas, LLC