



## 1144-B BOLING RANCH ROAD N

AZLE, TX 76020



\$1,244,500



5,619 sqft



7 beds



8 baths

## DESCRIPTION

Come tour this beautiful home in person — you won't want to miss it! TWO exceptional homes. ONE stunning 2.5-acre homesite. Experience luxurious multi-generational living in this impeccably crafted estate within the gated Boling Ranch Estates. Set on 2.5+ acres with a private back yard, this one-of-a-kind property boasts two independent residences. Offering the perfect blend of independence & connection—ideal for extended family, adult children, guests or in-laws. Price includes a to be built pool, after closing - approx 36x18 with a depth of 3'6"-6'. Customize the pool size & features for additional cost. Cost of pool will be financed in your purchase! The main residence features 4 bedrooms, 4.5 bathrooms in over 3600 sqft of refined living space. The inviting living room showcases built-ins, floor-to-ceiling stone fireplace & expansive windows with backyard views. The chef-sized kitchen features double ovens, abundant cabinetry, prep island with adjoining breakfast nook, butlers pantry & formal dining space. The luxurious primary suite includes a sitting area with French doors to the back porch; the ensuite offers dual sinks, soaking tub, generous walk-in closet & large dual-head walk-in shower. Upstairs is a spacious game room with half bath, ideal for entertaining. Additional highlights include ensuite bathrooms for each secondary bedroom, laundry chute, BRAND new roof, 2022 HVAC systems. Oh yea, THE SECOND HOUSE! ...Offering nearly 2000 sqft 3 bedrooms, 2.5 bathrooms, formal dining room, full laundry room & dedicated office—designed for flexible use, work-from-home or private living quarters. Outdoor amenities include expansive covered porches & a stone fire-pit, creating ideal spaces for gatherings & year-round enjoyment. So much to offer your family in this custom built, one & only multi-generational property - so bring the WHOLE family! . Txt keyword TEXAS5 to 88000 for Virtual Tours & More!

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

**MLS STATUS:** Active

**MLS:** 21232806

**YEAR BUILT:** 2006

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** Boling Ranch Estate II

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,619

**TOTAL BEDS:** 7

**FULL BATHS:** 6

**HALF BATHS:** 2

**ACRES:** 2.58

**LOT SIZE (SQFT):** 112,428

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- Disposal
- Microwave
- VentedExhaustFan

### 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>● Garage</li><li>● GarageDoorOpener</li><li>● Guest</li><li>● Lighted</li><li>● Oversized</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Subdivision</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>● FirePit</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li><li>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● InGround</li><li>● Pool</li><li>● Private</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</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>● WetBar</li><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li></ul>
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**LISTED BY:** Ryan Zamarron 

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**BROKERED BY:** Zeal, REALTORS