

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3409 SAN BAR LANE

COLLEYVILLE, TX 76034



\$1,150,000



4,336 sqft



5 beds



4 baths

## DESCRIPTION

The ultimate unicorn has arrived in the heart of Colleyville. Tucked away on a quiet, wooded street, this striking white farmhouse sits on an expansive, acre-plus lot, offering a lifestyle of rare flexibility. This peaceful retreat feels worlds away from the hustle of the city, yet remains minutes from the upscale dining, shopping, and premier schools that define North Texas luxury living. The crown jewel of this estate is the attached 1,200 sq. ft. ADU (Accessory Dwelling Unit). Because this residence is grandfathered, it boasts a scale and autonomy no longer permitted under modern building codes. Far more than a simple guest house, this full secondary home features its own private entrance, dedicated HVAC, full kitchen, and a living room with a fireplace—plus a private office and a spacious ensuite bedroom. It is the definitive two houses in one solution, perfect for multi-generational living or a sophisticated home business. The main residence is equally impressive, centered around a meticulously designed first-floor primary suite. Wake up to floor-to-ceiling views of your sprawling, wooded backyard, then retreat to a spa-like ensuite featuring a deep soaking tub, walk-in shower, and dual vanities. Property at a Glance: Main House: 3 Bedrooms - 3 Bathrooms - First-Floor Primary Suite Grandfathered ADU: Full Kitchen - Living & Dining - Fireplace - Private Office - Ensuite Bedroom The Grounds: Over an acre of private, lush landscape in a premier Colleyville location.

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

**MLS STATUS:** Active

**MLS:** 21247826

**YEAR BUILT:** 2000

**COUNTY:** Tarrant

**TRACT OR SUBDIVISION:** Coulson Add

**LIST DATE:** 04/30/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,336

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 1.09

**LOT SIZE (SQFT):** 47,480

## INTERIOR FEATURES

### FIREPLACE:

- DoubleSided
- Ventless

### FLOOR COVERINGS:

- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- PlumbedForGas
- Refrigerator
- WaterPurifier

### WINDOWS:

- Skylights

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● KitchenLevel</li><li>● Lighted</li><li>● GarageFacesSide</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● HardwoodTrees</li><li>● Lawn</li><li>● Landscaped</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>● PrivateYard</li><li>● RainGutters</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>● BackYard</li><li>● Metal</li><li>● Wood</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● SeparateMeters</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>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● InLawFloorplan</li><li>● MultipleMasterSuites</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemLeased</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Curbs</li></ul>	

**LISTED BY:** Clayton Brants 

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