

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 909 CHIMNEY HILL TRAIL

SOUTHLAKE, TX 76092



\$1,295,000



3,422 sqft



4 beds



3 baths

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## DESCRIPTION

Updated with both style and function in mind, this exceptional residence features open-concept living and was designed for entertaining. The chef's kitchen boasts top-of-the-line Bosch appliances, including an induction cooktop, built-in refrigerator and freezer, and microwave drawer. A spacious island includes a built-in pet station and water bowl filler for convenience. A sophisticated entertaining lounge showcases a stunning custom bar area. Private office with French doors downstairs. The flexible floorplan has the primary suite and guest bedroom conveniently located on the main level. The guest suite includes a built-in desk and Murphy bed, right next to a full bathroom with direct backyard access that provides easy entry from pool. Upstairs, you'll find 2 bedrooms connected by a Jack and Jill bathroom, loft, and a large game room. A generously sized walk-in attic is enhanced with additional insulation and offers exciting potential for conversion into a media room or additional bedroom. The beautiful pool and spa are equipped with a recently updated variable-speed pump and full smartphone control via iAquaLink to make year-round enjoyment a breeze. Enjoy cozy evenings under the outdoor living pavilion with fireplace and TV. The fully equipped outdoor kitchen features a premium DCS grill, egg smoker, power burner, built-in cooler, and trash station. Hosting will be seamless! Additional highlights include designer roller shades throughout, with blackout shades in all bedrooms, and upcoming improvements including a new roof, gutters, and front window screens to be completed prior to closing. Located within highly sought-after Carroll ISD, this home blends luxury, function, and lifestyle in one remarkable offering. Enjoy close proximity to premier shopping & dining at Southlake Town Square, beautiful parks, recreation at The Marq, with Grapevine Lake and DFW airport nearby.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Pending  
**MLS:** 21251091  
**YEAR BUILT:** 1993  
**COUNTY:** Tarrant  
**TRACT OR SUBDIVIION:** Chimney Hill Add  
**LIST DATE:** 05/01/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,422  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 0.47  
**LOT SIZE (SQFT):** 20,516

## INTERIOR FEATURES

### FIREPLACE:

- DiningRoom
- GasLog
- LivingRoom
- Outside
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- GasWaterHeater
- Microwave
- VentedExhaustFan
- WineCooler

### WINDOWS:

- Skylights
- 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>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</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>● BuiltInBarbecue</li><li>● Barbecue</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● OutdoorLivingArea</li><li>● RainGutters</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>● Gunit</li><li>● InGround</li><li>● Pool</li><li>● PoolSpaCombo</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>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</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>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Becca Davis 

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**BROKERED BY:** Ebby Halliday, REALTORS