

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 101 SIGNATURE COURT

WEATHERFORD, TX 76087



\$767,497



2,864 sqft



4 beds



3 baths

## DESCRIPTION

Experience refined living in the exclusive Canyon West Golf Community, where scenic beauty and thoughtful design come together to create an exceptional lifestyle. Ideally situated on a premium corner lot with no neighboring home along Old Brock Road, this property offers rare privacy and panoramic views. The 7th tee box lies just across the front of the home, while the backyard captures breathtaking views of the 13th green and tranquil pond with a flowing waterfall. Designed with both relaxation and entertaining in mind, the outdoor space is a true showpiece. Enjoy a pool and spa with grotto, multiple fire pits, and a fully equipped cabana featuring an outdoor kitchen and shower—perfect for hosting gatherings or unwinding in peaceful surroundings. Inside, the home offers generous living spaces with 4 bedrooms, 2.5 baths, a main family room, and a versatile second living area that can easily serve as a game room, additional bedroom, or flex space. The oversized primary suite is a private retreat, complete with a sitting area, dual vanities, and separate sinks. At the heart of the home, the chef's kitchen impresses with a large island, walk-in pantry, custom cabinetry, and seamless flow into the expansive living area, where a striking stone wood-burning fireplace and tile hardwood flooring create a warm and inviting atmosphere. Additional highlights include walk-in closets in most bedrooms, a 3-car garage, private water well, and abundant space for entertaining both indoors and out. Located within highly acclaimed Brock ISD, this home offers the perfect blend of luxury, comfort, and golf course living—all just minutes from modern convenience

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

**MLS STATUS:** Active

**MLS:** 21253406

**YEAR BUILT:** 2017

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** Canyon West Ph IV

**LIST DATE:** 04/28/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,864

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 1.39

**LOT SIZE (SQFT):** 60,548

## INTERIOR FEATURES

### FIREPLACE:

- Insert
- FamilyRoom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

### 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>● CornerLot</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>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● FirePit</li><li>● OutdoorKitchen</li><li>● OutdoorLivingArea</li><li>● OutdoorShower</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Concrete</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunit</li><li>● InGround</li><li>● Other</li><li>● Pool</li><li>● PoolSpaCombo</li><li>● WaterFeature</li><li>● Community</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

## 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>● Propane</li><li>● SepticAvailable</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>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● Gated</li></ul>
<b>LISTED BY:</b> Raquel Harbin 
<b>PHONE:</b> 940.550.5019

**BROKERED BY:** HARBCO Realty