

CENTURY 21[®]

Judge Fite Company



122 W CARRUTH LANE

DOUBLE OAK, TX 75077



\$1,175,000



3,616 sqft



4 beds



3 baths

DESCRIPTION

Nestled on a peaceful 1-acre beneath mature oak trees in Double Oak, this beautifully designed single-story home offers the perfect balance of comfort, functionality, and everyday luxury. With 3,616 square feet of thoughtfully planned living space, the home features an ideal layout for both entertaining and daily living, all just minutes from shopping & dining. Expansive living spaces, and walls of windows create a warm, inviting atmosphere filled with natural light and tranquil backyard views. The open-concept design flows seamlessly between the gourmet kitchen, breakfast area, and spacious living room anchored by a striking stone fireplace. The chef's kitchen features granite countertops, custom cabinetry, an oversized island, premium appliances including Fisher & Paykel double-drawer dishwasher & double convection ovens, a walk-in pantry, and butler's pantry with wine fridge. Flexible living spaces include a private study, media-game room or retreat area, and generously sized secondary bedrooms ideal for guests, hobbies, or multi-generational living. Privately tucked away at the back of the home, the spacious owner's retreat offers a spa-like bath, oversized walk-in closet, and peaceful backyard views. Step outside to your private backyard oasis featuring an oversized covered patio with an outdoor fireplace, newly remodeled PebbleTec pool and spa, and expansive yard shaded by mature trees. Major recent updates include a new roof, two HVAC systems, two water heaters, new windows, new garage doors, pool resurfacing and equipment. Additional highlights include abundant storage, an oversized side-entry 3-car garage, and the rare combination of single-story living, acreage, privacy, and convenience - all minutes from Whole Foods, Target, Kroger, and The Shops at Highland Village.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21263317
YEAR BUILT: 2001
COUNTY: Denton
TRACT OR SUBDIVIION: Carruth Estates
LIST DATE: 05/13/2026

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800.451.8055

AREA:
SQUARE FEET: 3,616
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 0
ACRES: 1
LOT SIZE (SQFT): 43,647

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Gas
- GasLog
- GasStarter
- Outside
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- ElectricOven
- GasCooktop
- GasWaterHeater
- Microwave
- PlumbedForGas
- WaterSoftener
- VentedExhaustFan
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● DoorMulti● Driveway● Garage● GarageDoorOpener● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Landscaped● ManyTrees● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● StoneVeneer
POOL TYPE: <ul style="list-style-type: none">● Gunit● Heated● InGround● OutdoorPool● Pool● PoolSweep● PoolSpaCombo	FOUNDATION: <ul style="list-style-type: none">● Slab	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas● Zoned	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SepticAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● CathedralCeilings● DryBar● GraniteCounters● HighSpeedInternet● KitchenIsland● Pantry● VaultedCeilings

LISTED BY: Holly Torri 

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BROKERED BY: Torri Realty