

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 7217 MCCOY DRIVE

WATAUGA, TX 76148



\$399,500



2,363 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to 7217 McCoy Drive in Watauga, located in the established Summer Hills neighborhood. This 4-bedroom, 2.5-bath home offers 2,363 square feet of living space on an oversized 16,894 sq ft lot—an incredibly rare find providing both indoor comfort and unmatched outdoor flexibility. If you've been searching for the ultimate backyard, this is it! This expansive, park-like yard offers endless possibilities—perfect for a future pool, custom workshop, outdoor retreat, or simply room to enjoy wide-open space under mature trees. Inside, you'll immediately notice the exceptionally large bedrooms, offering space rarely seen at this price point. Each room provides versatility for oversized furniture, home offices, or additional living uses. The primary suite features dual sinks, granite countertops, a separate shower, and a spacious walk-in closet. The updated eat-in kitchen is the heart of the home, featuring granite countertops, modern cabinetry, updated flooring, stylish backsplash, and built-in gas appliances—designed for both everyday living and entertaining. Step outside to a covered rear porch overlooking the massive backyard, complete with mature trees, a fire pit, and storage building—ready for relaxing evenings or hosting gatherings. Conveniently located just minutes from I-35W and Loop 820, with easy access to Downtown Fort Worth and DFW Airport. Enjoy nearby parks, trails, shopping, dining, and everyday conveniences. Additional highlights include two newer HVAC units, a new water heater, updated bathrooms, and no HOA. This move-in-ready home combines space, updates, and location—making it a standout opportunity you don't want to miss.

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

**MLS STATUS:** Active

**MLS:** 21264168

**YEAR BUILT:** 1987

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** Summer Hills Add

**LIST DATE:** 05/09/2026



**Betty Shastid**

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**AREA:**

**SQUARE FEET:** 2,363

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.39

**LOT SIZE (SQFT):** 16,901

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- CeramicTile
- Laminate
- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Asphalt
- Concrete
- DoorMulti
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- SideBySide

### LOT DESCRIPTION:

- BackYard
- BacksToGreenbeltPark
- InteriorLot
- Lawn
- Landscaped
- ManyTrees
- Subdivision

### ROOF TYPE:

- Asphalt
- Composition

### YARD/GROUNDS:

- FirePit
- Lighting
- Other
- PrivateYard
- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- None

### FENCING:

- BackYard
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- PhoneAvailable
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- Pantry
- CableTv
- NaturalWoodwork
- WalkInClosets

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

LISTED BY: Betty Shastid 

PHONE: 972.691.9987

- Curbs
- Sidewalks

BROKERED BY: CENTURY 21 Judge Fite Co.