



**1248 SADDLEBROOK WAY**  
BARTONVILLE, TX 76226



\$1,750,000



4,232 sqft



4 beds



5 baths

## DESCRIPTION

Welcome to an extraordinary luxury retreat in the prestigious equestrian community of Saddlebrook Estates, where refined living meets resort-style comfort on 4.055 beautifully landscaped acres. Designed for elevated entertaining and everyday serenity, this exceptional property offers private country living within acclaimed Argyle ISD, with room for up to two horses and convenient access to nearby equestrian trails, boarding, and training facilities. From the moment you arrive, professionally enhanced landscaping, a stocked private pond, and updated perimeter fencing create a striking first impression. Inside, soaring vaulted ceilings with exposed wood beams, designer Restoration Hardware lighting, and curated finishes set the tone. The expansive family room features a dramatic stacked blackstone fireplace and flows seamlessly into the gourmet kitchen — ideal for gatherings large and small. The chef's kitchen blends beauty and function with refreshed cabinetry, water softener and filtration systems, and generous prep space. A richly designed media room showcases a custom alligator faux wall finish, wet bar with Amber Onyx accents, and built-in refrigeration. A custom wine room adds another layer of luxury. The primary suite is a true private retreat with a spacious sitting area, balcony overlooking the backyard oasis, and an oversized closet with a hidden bonus room. Additional spaces include a dedicated study, downstairs guest suite with private bath, and a bonus room between the upstairs bedrooms. Outdoors, enjoy multiple entertainment areas, a resort-inspired pool, fire pit, built-in grill, and peaceful views in every direction. With a 2025 roof replacement, designer finishes throughout, and unmatched acreage living, this is a rare offering combining elegance, privacy, and lifestyle in one remarkable estate.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21266072  
**YEAR BUILT:** 2016  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Saddlebrook Estates Ph 1  
**LIST DATE:** 05/15/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,232  
**TOTAL BEDS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 1  
**ACRES:** 4.05  
**LOT SIZE (SQFT):** 176,635

## INTERIOR FEATURES

### FIREPLACE:

- GasLog

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- WaterSoftener

### 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>● AdditionalParking</li><li>● DriveThrough</li><li>● DetachedCarport</li><li>● DoorSingle</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● PondOnLot</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>● Balcony</li><li>● FirePit</li><li>● OutdoorGrill</li><li>● OutdoorLivingArea</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● StoneVeneer</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● PoolSweep</li><li>● WaterFeature</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>● WroughtIron</li></ul>

## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Sunny Darden 

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**BROKERED BY:** Real Broker, LLC