



**617 WELLINGTON DRIVE**  
ROANOKE, TX 76262



\$535,000



2,947 sqft



4 beds



3 baths

## DESCRIPTION

Spacious and versatile 4-bedroom, 2.5-bath home designed with comfort and functionality in mind. The primary suite is conveniently located downstairs, while three additional bedrooms, a large secondary living area, and a dedicated media room are upstairs—giving kids their own TV room and space to relax, play, or hang out with friends. The media room is also perfect for family movie nights, game days, and entertaining guests. Just off the entry, a flexible bonus room can easily serve as a home office, formal dining room, playroom, or additional living space to fit your needs. This bright and inviting home features vaulted ceilings, large windows that fill the space with natural light, and beautiful architectural archways that add charm and character throughout. The open-concept layout includes a cozy fireplace and a large kitchen island with seating, creating the perfect gathering space for everyday living and hosting family and friends. A convenient half bath downstairs is ideal for guests. Step outside to enjoy the large covered patio and spacious grassy backyard—perfect for kids, pets, backyard grilling, entertaining, or relaxing with your morning coffee. Located in sought-after Northwest ISD right off Highway 114, this home offers easy access for commuting while being just minutes from the restaurants, shops, and charm of downtown Roanoke. Conveniently close to Walmart Supercenter, Home Depot, and 151 Coffee. Enjoy a friendly neighborhood with community amenities including a pool, playground, jogging paths, and bike trails—offering the ideal combination of space, comfort, and lifestyle.

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

**MLS STATUS:** Active

**MLS:** 21267435

**YEAR BUILT:** 2012

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Briarwyck Ph 3a

**LIST DATE:** 05/14/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,947

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.19

**LOT SIZE (SQFT):** 8,319

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- GasStarter

### APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- SprinklerSystem
- FewTrees

### YARD/GROUNDS:

- RainGutters

### POOL TYPE:

- None
- Community

### FENCING:

- BackYard
- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- SewerAvailable
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- Loft
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets

### SECURITY FEATURES:

- SmokeDetectors

### COMMUNITY:

- Playground
  - Park
  - Pool
  - Sidewalks
  - TrailsPaths
- 

**LISTED BY:** Kim Gardner 

**PHONE:** 817.455.9085

**BROKERED BY:** Keller Williams Realty