

CENTURY 21[®]

Judge Fite Company



17 CATALONIA DRIVE

WESTLAKE, TX 76262



\$2,990,000



4,287 sqft



4 beds



6 baths

DESCRIPTION

Experience refined luxury in this stunning two story home located in the highly sought after Westlake Entrada community. Brought to you by Manda Developers & Builders, this four bedroom, four and two half baths residence with a dedicated study combines timeless architecture with sophisticated modern design, offering a lifestyle of comfort and elegance. Inside, every detail has been carefully selected from the Sub Zero and Wolf appliances to the designer lighting and premium plumbing fixtures that add beauty and function throughout the home. All countertops throughout the residence are crafted from elegant quartz or porcelain slabs, complementing the high end finishes showcased in every space. From the chef's kitchen to the custom closets, this home reflects true quality and craftsmanship. An additional prep kitchen just off the primary provides convenience and flexibility for entertaining. The open concept floor plan features soaring floor to ceiling windows that fill the living spaces with natural light and create a seamless connection between the indoors and outdoors, perfect for both everyday living and entertaining. Each bedroom includes a private ensuite, and the primary suite provides a peaceful retreat with spa inspired finishes and a spacious custom closet. The study offers a quiet and refined workspace, ideal for remote work or reading. Every corner of this home reveals thoughtful design and elevated materials chosen to stand the test of time, including encapsulated foam insulation in the attic and a high efficiency Mitsubishi HVAC system. Ideally situated near DFW International Airport and within the award winning Carroll Independent School District, this property also offers access to the well regarded Westlake Academy. Set within one of Westlake's most exclusive European inspired communities, residents enjoy the charm of Entrada's walkable plazas, scenic canals, and boutique amenities. Construction is scheduled for completion by Spring of 2026.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21072065
YEAR BUILT: 2025
COUNTY: Tarrant
TRACT OR SUBDIVIION: WESTLAKE ENTRADA
LIST DATE: 10/20/2025

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800.451.8055

AREA:
SQUARE FEET: 4,287
TOTAL BEDS: 4
FULL BATHS: 4
HALF BATHS: 2
ACRES: 0.13
LOT SIZE (SQFT): 5,619

INTERIOR FEATURES

KITCHEN:

- CallListingAgent

FIREPLACE:

- Gas
- LivingRoom

FLOOR COVERINGS:

- Stone
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dryer
- Dishwasher
- ElectricWaterHeater
- Disposal
- GasOven
- GasRange
- IceMaker
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier
- WineCooler

WINDOWS:

- Skylights
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Mediterranean ● Detached	PARKING: ● DoorMulti ● GarageFacesFront ● Garage ● GarageDoorOpener ● KitchenLevel	LOT DESCRIPTION: ● Acreage
ROOF TYPE: ● SpanishTile	YARD/GROUNDS: ● Awnings ● GasGrill ● Lighting ● OutdoorGrill ● RainGutters	SIDING: ● Rock ● Stone ● Stucco
POOL TYPE: ● None	FOUNDATION: ● Slab	FENCING: ● BackYard ● Fenced ● Stone ● WroughtIron

UTILITIES

HEATING/COOLING: ● Central ● Fireplaces	UTILITIES: ● ElectricityConnected ● NaturalGasAvailable ● SewerAvailable ● SeparateMeters ● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: ● BuiltInFeatures ● CathedralCeilings ● DecorativeDesignerLightingFixtures ● DoubleVanity ● EatInKitchen ● Elevator ● HighSpeedInternet ● KitchenIsland ● Loft ● MultipleMasterSuites ● OpenFloorplan ● Pantry ● SmartHome ● WalkInClosets ● WiredForSound	SECURITY FEATURES: ● CarbonMonoxideDetectors ● SmokeDetectors ● SecurityLights
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BROKERED BY: Fort Worth Focused Real Estate