

CENTURY 21[®]

Judge Fite Company



1001 HAT CREEK ROAD

BARTONVILLE, TX 76226



\$2,449,000



4,134 sqft



4 beds



4 baths

DESCRIPTION

Located in prestigious Hat Creek Estates, this fully renovated Bartonville estate offers a rare blend of privacy, design, and resort-style living on 2.85 beautifully landscaped acres with rolling berms and mature trees. Extensive, high-quality updates throughout deliver a level of finish and functionality rarely found in Argyle ISD. A welcoming front porch leads to dramatic double iron-and-glass entry doors and an interior where every detail has been intentionally curated. Highlights include a floating staircase, linear gas fireplace, custom designer lighting, and a light-filled open-concept layout ideal for both everyday living and entertaining. The chef's kitchen anchors the home with premium appliances, including a built-in Miele coffee system and steam oven, along with an expansive walk-in working pantry that balances form and function. Outdoor living is equally impressive. A custom Claffey heated diving pool and spa are framed by extended patios, lighted decks, built-in heaters, and a firepit, creating a true private retreat. Artificial turf surrounds the pool area and extends to a dedicated dog run. Entertaining is elevated with a built-in Yoder smoker and Evo flat-top grill, complemented by a whole-home audio system that flows seamlessly indoors and out. Lush professional landscaping is sustained by a full-property irrigation system supplied by a private well. Additional features include a private Par-3 golf hole, 50-amp RV plug, secondary upstairs laundry, and extensive whole-home audio. While the property is part of the Hat Creek Estates HOA, it predates the association and is grandfathered from current architectural and construction restrictions, providing exceptional flexibility for future improvements such as an ADU or guest residence (buyer to verify). Located within Argyle ISD and benefiting from comparatively low tax rates, this move-in-ready estate presents a rare opportunity in one of Bartonville's most sought-after communities.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21170266
YEAR BUILT: 2005
COUNTY: Denton
TRACT OR SUBDIVIION: Hat Creek Estates
LIST DATE: 02/05/2026

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800.451.8055

AREA:
SQUARE FEET: 4,134
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 1
ACRES: 2.85
LOT SIZE (SQFT): 124,015

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Gas
- LivingRoom

FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

APPLIANCES:

- BuiltInCoffeeMaker
- BuiltInRefrigerator
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Traditional ● Detached	PARKING: ● Driveway	ROOF TYPE: ● Composition
YARD/GROUNDS: ● FirePit ● Lighting ● OutdoorGrill ● OutdoorLivingArea	SIDING: ● Brick ● Rock ● SteelSiding ● Stone	POOL TYPE: ● DivingBoard ● Gunite ● Heated ● InGround ● Pool ● PoolSweep ● PoolSpaCombo ● WaterFeature
FOUNDATION: ● Slab	FENCING: ● WroughtIron	

UTILITIES

HEATING/COOLING: ● Central ● NaturalGas	UTILITIES: ● ElectricityAvailable ● NaturalGasAvailable ● SepticAvailable ● SeparateMeters ● UndergroundUtilities ● WaterAvailable ● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: ● BuiltInFeatures ● Chandelier ● DecorativeDesignerLightingFixtures ● EatInKitchen ● HighSpeedInternet ● KitchenIsland ● Loft ● OpenFloorplan ● Pantry ● CableTv ● VaultedCeilings ● WalkInClosets ● WiredForSound
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COMMUNITY:
LISTED BY: Ryan Enns  ● CommunityMailbox

PHONE: 469.682.8757

BROKERED BY: Compass RE Texas, LLC