

CENTURY 21[®]

Judge Fite Company



1217 SADDLEBROOK WAY

BARTONVILLE, TX 76226



\$1,679,000



4,410 sqft



4 beds



5 baths

DESCRIPTION

Welcome to 1217 Saddlebrook Way, a timeless Bartonville estate set on over two acres of privacy and shade from mature trees, thoughtfully designed for both quiet family living and memorable entertaining. From the moment you arrive, the lush perennial gardens and stately façade set the tone for what lies inside. The entry makes a statement with travertine floors, a sweeping staircase, and an antique arched English door opening to a dramatic two-story study. The formal dining room impresses with a domed ceiling and floor to ceiling windows, while the heart of the home unfolds in the living room with hand scraped hardwoods, vaulted beamed ceilings, custom millwork, and a striking fireplace framed by French doors leading to a serene outdoor sitting area. The kitchen is as functional as it is beautiful, anchored by a large granite island with seating, a gas cooktop with pot filler, coffee bar, and a breakfast nook that comfortably seats ten. A screened porch with a half bath connects seamlessly to the pool, and a back staircase adds convenience. The downstairs primary suite is a private retreat with large windows, access to a garden patio, and a spa like bath featuring dual sinks, a jetted shower, two person tub, and custom walk in closet. Upstairs offers three oversized bedrooms with walk-in closets, all with new carpet, plus a media or game room and balcony overlooking the backyard. A large walk-in attic adds storage flexibility. The outdoor living is unmatched with multiple patios, a sparkling pool with slide, waterfall, and trellis feature, an outdoor kitchen with pergola dining area, Big Green Egg, stone firepit, and expansive lawn. With a new roof, private well for irrigation and pool, and city water inside the home, this property blends peace of mind with character and charm. Located in one of the area's most desirable school districts, this is a rare opportunity to own a truly special Bartonville home where every detail speaks of craftsmanship and comfort.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21196294

YEAR BUILT: 2004

COUNTY: Denton

TRACT OR SUBDIVIION: Saddlebrook Estates Ph 1

LIST DATE: 03/13/2026



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AREA:

SQUARE FEET: 4,410

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 2

ACRES: 2

LOT SIZE (SQFT): 87,337

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Masonry

APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- ElectricOven
- GasCooktop
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Garage
- GarageDoorOpener

POOL TYPE:

- Cabana
- Fenced
- InGround
- OutdoorPool
- Pool
- Private
- PoolSpaCombo

UTILITIES

UTILITIES:

- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - VaultedCeilings
 - WalkInClosets
-

LISTED BY: KAKI LYBBERT 

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BROKERED BY: CENTURY 21 Judge Fite Co.

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