

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9 CATALONIA DRIVE

WESTLAKE, TX 76262



\$1,950,000



2,850 sqft



3 beds



4 baths

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## DESCRIPTION

Exceptional 2019 Calais Custom Homes construction in Westlake Entrada — an elite International Baccalaureate World School community just 8 minutes from DFW International Airport. Westlake residents benefit from automatic enrollment at Westlake Academy. Residents' grandchildren are eligible for enrollment through the Grandparent After School Care Acceptance Program (conditions apply) - providing potential IB World School access for multi-generational families. The IB curriculum is recognized in 140+ countries. This rare combination of IB World School access, 8-minute DFW Airport proximity, lock-and-leave living, and premium Calais construction creates exceptional value. Premium Calais finishes include hand-scraped genuine white oak floors throughout, honed marble countertops, Sub-Zero&Wolf appliance package, custom millwork and trim, and superior sound insulation. Main floor master suite features custom walk-in closet. Study also on main floor offers single-level living option. Two upstairs private guest suites each include dedicated bathroom and large walk-in closet. All three suites provide hotel-level privacy with no shared bathrooms and no sightlines from living areas. One upstairs suite currently configured as fitness room demonstrates flexible use — lifestyle space today, guest bedroom tomorrow. Second floor living & flex space ideal for media room or home office. Quiet-by-design architecture ensures no bedroom has living space above it, creating peaceful sleep zones with zero footsteps overhead. Corner lot location with minimal shared wall (10 linear feet, one story only) provides library-quiet privacy. Private stone courtyard elegantly equipped with gas outdoor grill and self-watering pots. This 2,850-square-foot home offers right-sized luxury with no wasted space — ideal for downsizers, internationally mobile executives, and families seeking top-tier IB education. Residents choose between Westlake Academy IB World School or top-rated Carroll ISD.

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

**MLS STATUS:** Active

**MLS:** 21204821

**YEAR BUILT:** 2019

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** Westlake Entrada

**LIST DATE:** 03/12/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,850

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.06

**LOT SIZE (SQFT):** 2,787

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- GasLog
- GasStarter
- LivingRoom
- Masonry

### FLOOR COVERINGS:

- Hardwood
- Stone
- Tile

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- SomeCommercialGrade
- VentedExhaustFan
- WaterPurifier

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Mediterranean</li><li>● Spanish</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● DoorSingle</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Tile</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Balcony</li><li>● Courtyard</li><li>● OutdoorGrill</li><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Rock</li><li>● Stone</li><li>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</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>● Stone</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● NaturalGasAvailable</li><li>● MunicipalUtilities</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WiredForData</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● SecuritySystem</li><li>● FireSprinklerSystem</li><li>● SmokeDetectors</li><li>● SecurityService</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● CommunityMailbox</li><li>● Curbs</li><li>● Sidewalks</li></ul>
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**LISTED BY:** Rosie Smelcer 

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**BROKERED BY:** Compass RE Texas, LLC