

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3416 WITT COURT

GRAPEVINE, TX 76092



\$2,100,000



4,213 sqft



4 beds



5 baths

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## DESCRIPTION

Step into this bespoke showpiece by V Patrick Gray Homes, nestled on a corner lot in the back of the new Ferguson subdivision and zoned to the award-winning Carroll ISD. Designed with a perfect blend of elegance, comfort, and livability, this transitional gem offers a seamless balance of luxury and practicality. Spanning 4,213 sq ft with 4 bedrooms - 2 conveniently located first-floor - 4.1 baths and 2 Car Garage, this home is a true standout. From the moment you enter, the rich hardwood floors and warm wood accents guide you through a space where every detail has been thoughtfully curated. At the heart of the home lies a chef's kitchen outfitted with top-of-the-line Thermador appliances, custom cabinetry, and a spacious walk-in pantry—tailor-made for effortless entertaining. The inviting open-concept living area is anchored by a stunning designer fireplace, creating a cozy yet sophisticated ambiance. Whether hosting a gathering or enjoying everyday moments, this home has spaces designed for every occasion. In addition to spacious game room up are 2 beds with ensuite baths and a dedicated media room - perfect for movie nights or game-day celebrations. Step outside to discover a covered patio, gas fireplace, phantom screens and view of expansive greenbelt and fountain—ideal for al fresco dining with a view. The energy-efficient design and abundance of natural light throughout the home enhance its charm and functionality, providing a space that feels as good as it looks. The grand entry sets the tone for the serene retreats within, including the tranquil primary suite that offers a private sanctuary of modern sophistication. Designer finishes throughout elevate the home's aesthetic, creating a refined yet welcoming atmosphere that will captivate you at every turn. This home isn't just a place to live—it's where memories are made. From impeccable craftsmanship to spaces designed with both style & comfort in mind, this property redefines modern living. Welcome home!

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

**MLS STATUS:** Active

**MLS:** 21219942

**YEAR BUILT:** 2025

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** Ferguson Place

**LIST DATE:** 04/17/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,213

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.25

**LOT SIZE (SQFT):** 11,020

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom
- Outside

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- VentedExhaustFan
- WaterPurifier

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● InsideEntrance</li><li>● KitchenLevel</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● CornerLot</li><li>● Greenbelt</li><li>● Lawn</li><li>● Landscaped</li><li>● Level</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Frame</li><li>● StoneVeneer</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>● BackYard</li><li>● Wood</li><li>● WroughtIron</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>● SewerAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● PanelingWainscoting</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

**LISTED BY:** Tommy Pennington 

● TrailsPaths  
● CommunityMailbox

**PHONE:** 817.416.9000

● Sidewalks

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