

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1308 REGENCY COURT

SOUTHLAKE, TX 76092



\$1,425,000



4,400 sqft



4 beds



5 baths

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## DESCRIPTION

Gorgeous Villa in Timarron! Located in the highly desirable Crescent Royale section, this home is set on a quiet cul-de-sac and within walking distance to the Timarron golf course, offering a rare combination of privacy and convenience in one of Southlake's most sought-after luxury communities. Inside, travertine flooring and tall ceilings create an open, inviting atmosphere throughout the main living areas. Just off the entry, the formal dining room is ideal for entertaining, while a private office with custom built-ins and rich paneling offers a quiet, dedicated workspace. The main living area features a wood-beamed ceiling and fireplace and opens seamlessly to the breakfast room and remodeled chef's kitchen with new appliances, creating a layout well suited for everyday living as well as gatherings. A butler's pantry connects the kitchen to an oversized utility and mudroom with excellent storage. The main level includes a flexible guest suite with its own fireplace and direct patio access, ideal as a second primary bedroom. Upstairs, a bonus space provides flexibility for a game room or home gym, along with an additional primary suite and two spacious secondary bedrooms, each with an ensuite bath, offering comfort and privacy for everyone. The low-maintenance backyard features a pool, spa, and covered patio, perfect for relaxed outdoor living. HOA-maintained front landscaping enhances curb appeal and ease of ownership. Conveniently located near Southlake Town Square, major highways, DFW Airport, and award-winning Carroll ISD schools, this home offers an exceptional blend of lifestyle, location, and luxury. Schedule your showing and experience it firsthand!

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21157900  
**YEAR BUILT:** 2000  
**COUNTY:** Tarrant  
**TRACT OR SUBDIVIION:** Timarron Add-Crescent Royale  
**LIST DATE:** 02/13/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,400  
**TOTAL BEDS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 1  
**ACRES:** 0.2  
**LOT SIZE (SQFT):** 8,755

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- LivingRoom
- PrimaryBedroom
- Metal
- Stone

### FLOOR COVERINGS:

- Carpet
- Travertine

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- GasCooktop
- Disposal
- Microwave

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## 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>● AdditionalParking</li><li>● DoorMulti</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CulDeSac</li><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</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>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunit</li><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● PoolSweep</li><li>● PoolSpaCombo</li><li>● Community</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>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● SewerAvailable</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>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● CableTv</li><li>● NaturalWoodwork</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● FireAlarm</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● FitnessCenter</li><li>● Fishing</li><li>● Playground</li><li>● Pickleball</li><li>● Pool</li><li>● TennisCourts</li><li>● TrailsPaths</li></ul>
<b>LISTED BY:</b> Stefanie March 
<b>PHONE:</b> 817-310-5200
<b>BROKERED BY:</b> RE/MAX Trinity