

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2817 RIVERBROOK WAY

SOUTHLAKE, TX 76092



\$1,300,000



3,106 sqft



3 beds



4 baths

## DESCRIPTION

Highly sought after Watermere neighborhood, South Village is a 55+ age community. Single story 3 bedroom, 3 and 1 half bath custom villa. Open floor plan, living and dining area open to the kitchen. Huge enclosed patio with slider doors add more living space to this stunning home. Wood floors, shutters throughout, lots of natural light in every room. Iron glass front door opens to large entry, guest suite and study at entry, look into living area and yard beyond slider doors and patio. Living room has vaulted beamed ceiling, stone fireplace at one end of the room with transom windows on either side for even more natural light. Dining room sits between the kitchen and living room. Kitchen has a large butlers and walk in pantry, huge island with seating. Glass cabinets at top for display, so much storage, lots of counter top area for meal prep, serving and entertaining. 3 bedrooms all set apart for privacy. Study could be flex room or whatever new owner would like. Huge laundry room with room for second refrigerator. Primary suite is located at the back of the home for privacy. Windows overlook backyard. Large primary bathroom and large walk in closet. Enclosed patio offers fireplace at one end, slider doors on 2 sides with countertop and cabinets for entertaining and storage. Built in barbecue is just outside the slider doors. Putting green, grass area, landscaped backyard is beautiful for enjoying anytime. Low maintenance living at its finest!

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

**MLS STATUS:** Active

**MLS:** 21180644

**YEAR BUILT:** 2016

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** South Village Watermere

**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,106

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.23

**LOT SIZE (SQFT):** 10,062

## INTERIOR FEATURES

### FIREPLACE:

- GasLog

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas

### 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>● DoorMulti</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</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>● BuiltInBarbecue</li><li>● Barbecue</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorLivingArea</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</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>● Combination</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Wood</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● NaturalGasAvailable</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>● WetBar</li><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireSprinklerSystem</li><li>● GatedCommunity</li></ul>
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**LISTED BY:** Brenda Colvin 

**COMMUNITY:**  
**PHONE:** 817.329.9005

**BROKERED BY:** Goldwell Banker Realty

- Lake
- TrailsPaths
- Curbs
- Gated
- PuttingGreen
- Sidewalks

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