

CENTURY 21[®]

Judge Fite Company



140 ROCKY RUN

LIPAN, TX 76462



\$1,249,000



3,789 sqft



4 beds



3 baths

DESCRIPTION

Welcome to Sugar Tree on the Brazos, one of the area's most sought-after gated communities offering a unique ranch-style atmosphere along the scenic Brazos River and Sugar Tree Golf Course. Located just 20 minutes from Weatherford, this stunning property offers peaceful country living with convenient access to town. Built by renowned custom builder Chris Thomas, this 3,789 sq ft home sits on more than 3 secluded acres in a quiet cul-de-sac—an incredibly rare find in Sugar Tree. The natural setting is truly special, where deer roam freely and tranquil ponds dot the landscape. The home offers 4 spacious bedrooms, 3 baths, a private executive office, and expansive living and entertaining areas. The open-concept floor plan features a gourmet kitchen with top-of-the-line KitchenAid appliances, custom cabinetry, and generous space for gathering with family and guests. The luxury primary suite provides a spa-like experience with a beautifully appointed bath featuring heated floors, a jetted tub, and an oversized double-entry walk-through shower. Thoughtful upgrades throughout the home include spray foam insulation for high energy efficiency, a new Class 4 impact-resistant roof installed in 2024, a family safe room, and a Generac whole-home standby generator with automatic transfer switch. Car enthusiasts will appreciate the oversized 4-car garage, while the large decked attic with stairway access offers storage and potential for future finish-out. Step outside to your resort-style backyard retreat, complete with a heated pool and spa, pergolas, and motorized patio shades—perfect for entertaining guests or simply enjoying the beauty of the surrounding landscape. Golfers will appreciate living alongside Sugar Tree Golf Course, widely considered one of Texas' finest public courses. Located in highly sought-after Brock ISD, this property combines luxury living with the charm of country life. Come enjoy brilliant Texas star-filled nights from your private country estate.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21204926

YEAR BUILT: 2016

COUNTY: Parker

TRACT OR SUBDIVIION: Sugartree On The Brazos

LIST DATE: 03/13/2026

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800.451.8055

AREA:

SQUARE FEET: 3,789

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 3.04

LOT SIZE (SQFT): 132,640

INTERIOR FEATURES

KITCHEN:

- Generator

FIREPLACE:

- LivingRoom
- Masonry
- Propane
- Stone

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- IceMaker
- Microwave
- Refrigerator
- WaterSoftener
- TanklessWaterHeater
- WaterPurifier

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking

LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- CulDeSac
- HardwoodTrees
- Lawn
- Landscaped
- NativePlants
- ManyTrees
- Subdivision
- SprinklerSystem

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Lighting
- RainGutters

SIDING:

- Brick
- Concrete
- Rock
- Stone
- WoodSiding

POOL TYPE:

- Cabana
- DivingBoard
- Fenced
- Gunite
- InGround
- OutdoorPool
- Pool
- PoolSweep
- PoolSpaCombo
- WaterFeature

FOUNDATION:

- Slab

FENCING:

- Metal

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Propane
- RadiantFloor

UTILITIES:

- ElectricityAvailable
 - Propane
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- CarbonMonoxideDetectors
- GatedCommunity
- SmokeDetectors
- SecurityLights

COMMUNITY:

- Gated
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LISTED BY: Earl Bilbrey 

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BROKERED BY: Keller Williams Realty