

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1311 APPALOOSA CIRCLE

BARTONVILLE, TX 76226



\$1,999,000



5,505 sqft



5 beds



6 baths

## DESCRIPTION

Welcome to Bartonville—where horses and exotic cars share the same scenic roads. Tucked behind a private gate on 2.5 acres, this beautifully renovated home offers elegance and modern country charm. The grand living room boasts 20-ft ceilings with wood beams and a floor-to-ceiling stone fireplace. A gourmet kitchen shines with Calcutta Lux Neolith countertops, luxury appliances including 6-burner gas stove, WOLF double ovens with warming drawer, custom wood cabinetry, large island with secondary sink, and a wine grotto in the butler's pantry. Featuring 5 oversized bedrooms with en-suites and walk-in closets, including two primary suites on the main floor. Additional highlights include a media room (with surround sound system and electric reclining theater chairs) a game room, central vacuum, private water well, and septic—no water bills or usage limits. The 3-car garage offers EV charging and second laundry hookups. Enjoy quiet and serene evenings on 2 expansive covered patios and an outdoor wood burning fireplace. Backyard is plumbed to build your dream pool. Experience refined Texas living with space, style, and privacy in one of Bartonville's most coveted settings with amenities close by. Zoned for highly Rates Top 10 ISD - Argyle ISD!

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

**MLS STATUS:** Active

**MLS:** 21239924

**YEAR BUILT:** 2010

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Saddlebrook Estates

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,505

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 2.57

**LOT SIZE (SQFT):** 111,949

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- Masonry
- Stone
- WoodBurning

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile
- Travertine
- Wood

### APPLIANCES:

- BuiltInGasRange
- BuiltInCoffeeMaker
- DoubleOven
- Dishwasher
- Disposal
- GasOven
- Microwave
- TanklessWaterHeater
- VentedExhaustFan
- WarmingDrawer
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- Driveway

### LOT DESCRIPTION:

- Acreage
- CulDeSac
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony
- DogRun

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- WroughtIron

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
  - SepticAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CathedralCeilings
- CentralVacuum
- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- MultipleStaircases
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem
  - Other
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LISTED BY: Elle Lugo 

BROKERED BY: Agency Dallas Park Cities, LLC