

# Presenting this Beautiful Tuscan-style Home

161 CROWN RIDGE COURT  
FORT WORTH, TEXAS

## Overall Property AMENITIES:

- LOCATED IN THE HIGHLY DESIRED COVERED BRIDGE CANYON NEIGHBORHOOD
- UNBELIEVABLE 180 DEGREE BREATHTAKING BLUFF TOP VIEWS
- CUL-DE-SAC LOCATION WITH 1.3 ACRE LOT
- 4 BEDROOMS, 4 FULL BATHS, 2 HALF BATHS, 2 DINING AREAS, 2 BONUS SPACES, MEDIA ROOM
- HEATED SALTWATER POOL WITH SEPARATE SPA AND FREEZE CONTROL WATERFALL FEATURE
- 2 OUTDOOR KITCHEN SPACES AND 2 OUTDOOR FIREPLACES
- MOTORIZED PERGOLA WITH REMOTE FOR ADDITIONAL SHADE
- SPRINKLER SYSTEM FOR ENTIRE PROPERTY
- MOTORCOURT WITH ELECTRIC GATE FOR SECURITY, ADDITIONAL PARKING PAD ALONG DRIVEWAY
- TWO - 2 CAR FINISHED OUT GARAGES WITH EPOXY FLOORING AND 240 HOOK UP FOR ELECTRIC VEHICLE OR RV
- CENTRAL VACUUM SYSTEM, TANKLESS WATER HEATER, 3 HVAC UNITS, WATER PURIFICATION SYSTEM

## LEVEL ONE

## Gourmet Kitchen AMENITIES:

- CUSTOM BUILT IN CABINETS
- WOLF GAS RANGE WITH 6 BURNERS
- WARMING DRAWER
- POT FILLER ABOVE RANGE
- KITCHEN AID MICROWAVE
- BUILT IN GEN AIR REFRIDGERATOR
- DISWASHER
- OVERSIZED ISLAND WITH STORAGE AND SEATING AREA
- GRANITE COUNTERTOPS
- WALK-IN PANTRY
- FARM SINK
- ACCENT LIGHTING
- TILE FLOORING

## Breakfast Room AMENITIES:

- FLOOR TO CEILING WINDOWS TO TAKE IN POOL AND VALLEY VIEWS
- PASS THROUGH BAR TO KITCHEN
- CUSTOM BUILT IN CABINETS IN BAR

## Formal Dining AMENITIES:

- DEDICATED INTIMATE FORMAL DINING SPACE
- WALK IN CLIMATE CONTROLLED WINE COOLER
- WET BAR WITH SINK AND CUSTOM CABINETS

## Great ROOM / Living ROOM AMENITIES:

- ATRIUM CEILINGS WITH RUSTIC WOODEN CROSS BEAMS
- CUSTOM CHANDLIER
- FLOOR TO CEILING WINDOWS FOR BREATH-TAKING VIEWS
- FLOOR TO CEILING STONE FIREPLACE
- BEAUTIFUL WOOD FLOORING
- CUSTOM BUILT IN CABINETS AND ART NICHES

## Owner Suite AMENITIES:

- GROUND LEVEL LOCATION
- BEAUTIFUL WOOD FLOORING
- EXTRA LARGE SPACE WITH ROOM FOR SITTING AREA
- DUAL SIDED FIREPLACE WITH BUILT IN CABINETS
- PLANTATION SHUTTERS
- DIRECT ACCESS TO OUTDOOR SPACES AND POOL
- CUSTOM READING SPOTLIGHTS
- CUSTOM CABINETS IN BATH
- DOUBLE VANITIES
- LUXURIOUS SOAKING TUB
- HEATED FLOORS
- OVERSIZED WALK IN SHOWER WITH BODY SPRAYS, RAIN SHOWER AND HANDHELD WAND
- HUGE CUSTOM WALK IN CLOSET
- DEDICATED LAUNDRY – WASHER/DRYER IN PRIMARY CLOSET
- ISLAND IN CLOSET WITH ADDITIONAL STORAGE

## Office AMENITIES:

- FLOOR TO CEILING CUSTOM CABINETS AND SHELVING
- BEAUTIFUL WOOD FLOORING
- DOUBLE DOORS TO EXTERIOR STONE PATIO
- DOUBLE DOORS TO MAIN HOUSE FOR PRIVACY

## Utility AMENITIES:

- FULL SIZE WASHER/DRYER SPACE WITH SINK
- SECOND REFRIDGERATOR
- DIRECT GARAGE AND MOTORCOURT ACCESS
- CUSTOM FLOOR TO CEILING CABINETS

## LEVEL 2

### Bonus Room AMENITIES:

- WINDOWS OVERLOOKING POOL AND VALLEY VIEW
- BEAUTIFUL WOOD FLOORING
- HALL ACCESS TO BATH WITH WALK IN SHOWER

### Bedroom One AMENITIES:

- WALK IN CUSTOM CLOSET
- BEAUTIFUL WOOD FLOORING
- HALL ACCESS TO BATH WITH WALK IN SHOWER

### Bedroom Two & Three AMENITIES:

- ACCENT LIGHTING
- WALK IN CUSTOM CLOSET
- BEAUTIFUL WOOD FLOORING
- PRIVATE ENSUITE HOLLYWOOD BATH

### Game Room AMENITIES:

- WINDOWS ACROSS BACK OVERLOOKING POOL AND VALLEY VIEWS
- BEAUTIFUL WOOD FLOORING
- VERANDA OVERLOOKING THE GREAT ROOM WITH FRENCH DOORS
- BUILT IN WET BAR WITH SINK AND CABINETS
- OUTDOOR PATIO OVERLOOKING POOL AND VALLEY VIEWS

### Media Room AMENITIES:

- KLIPSCH SURROUND SOUND SYSTEM
- CUSTOM SOUND PROOFING WALLS AND INSULATION
- CUSTOM LIGHTING SYSTEM
- THREE LEVELS FOR PERFECT VIEWING ON EACH LEVEL
- 6 FULL SIZE MEDIA CHAIRS
- STATE OF THE ART PROJECTION SYSTEM FOR HUGE 150" SCREEN
- DIRECT ACCESS HALF BATH



**Kim BRIGGS**  
REALTOR®

817.304.2786  
kimbriggs@kw.com

200 S Oakridge Dr #103 Hudson Oaks, Tx 76087

**kw HERITAGE WEST**  
KELLER WILLIAMS  
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

