



7108 Eagles Ridge Court

UPGRADES & FEATURES

Like-new, energy-efficient Drees Custom Home showcasing exceptional craftsmanship and high-end designed upgrades throughout. This sprawling single-story residence blends elegance, comfort, and seamless indoor-outdoor living.

- Interior Highlights:
 - Expansive open-concept floor plan with abundant natural light
 - Extensive hand-scraped hardwood flooring and plantation shutters throughout
 - Soaring ceilings with stunning wood beams in living room and primary suite
 - Dramatic floor-to-ceiling stacked stone fireplace
 - 3-panel multi-slide pocket doors creating indoor/outdoor flow
 - Private home office with custom built-ins and pocket door
- Chef's Kitchen:
 - Quartz countertops with marble backsplash
 - Professional-grade stainless steel appliances
 - 6-burner gas rangetop and double ovens
 - Upgraded vent hood and farmhouse sink
 - Oversized island with breakfast bar seating
 - Spacious dining area with tray ceiling and custom wood inlay
- Primary Retreat:
 - Luxurious suite with spa-like bath
 - Dual granite vanities
 - Oversized semi-frameless walk-in shower and soaking tub
 - Two large custom walk-in closets with built-ins
 - Direct access to laundry room
- Additional Interior Features:
 - All secondary bedrooms include ensuite baths and walk-in closets with built-ins
 - Fully equipped media room with projector, screen, built-in speakers, and sliding barn doors
 - Entertainer's bar area with built-in wine storage
 - Oversized laundry room with island, sink, cabinetry, and planning center
 - Mudroom for added convenience
- Smart Home and Efficiency:
 - iAquaLink pool control system
 - Brilliant smart lighting controls
 - Arlo video doorbell
 - Two ecobee smart thermostats
 - Jellyfish permanent exterior lighting
 - Two tankless water heaters
- Outdoor Living and Entertainment:
 - Resort-style heated PebbleTec pool and spa with tanning ledge, water features, and fire pit
 - Silver travertine decking and low-maintenance artificial turf
 - Expansive cabana with a wood-burning fireplace, outdoor kitchen, ceiling fan, and remote-controlled screens
 - Large covered patio ideal for year-round enjoyment
 - Putting green and raised irrigated garden
 - Professionally landscaped with full irrigation system
- Property and Location:
 - Situated on nearly half an acre in a quiet cul-de-sac
 - Spacious 3-car garage
 - Located within highly acclaimed Argyle ISD and close to Liberty Christian School
 - Access to Canyon Falls community amenities
 - The ultimate convenience is yours, with HOA dues covering front yard maintenance, internet, and basic cable via DIRECTV

Property Details & All Listing Photos
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