

A PRIVATE ESTATE IN BARTONVILLE, TEXAS

THE ESTATE AT PITNER COURT

*A commanding estate designed for modern luxury living
on one of Bartonville's premier acreage homesites.*



1101 PITNER COURT
EAGLE RIDGE ESTATES | LOT 19

APPROX. 2.161 ACRES



PRIVATE
GATED COMMUNITY



BARTONVILLE'S
PREMIER ACREAGE
HOMESITES



LUXURY LIVING
ON A GRAND SCALE



CONVENIENTLY LOCATED
TO DFW

THE ESTATE LIFESTYLE

Pitner Court is more than a residence—it is a private estate offering space to entertain, host guests, and enjoy the tranquility of Bartonville while remaining conveniently connected to the greater Dallas area.



ESTATE LOCATION | BARTONVILLE, TEXAS

ESTATE GROUNDS & OUTDOOR LIVING

Situated on an expansive homesite in Bartonville, Pitner Court offers estate-level privacy, guest accommodations, and thoughtfully designed outdoor amenities that support both entertaining and everyday luxury living.

OUTDOOR LIVING & ENTERTAINING



- Expansive resort-style pool & spa
- Covered pavilion with lounge & dining area
- Full outdoor kitchen & built-in grill
- Fire feature & water elements
- Sun shelf with in-pool loungers
- Professionally designed landscaping
- Ample space for year-round entertaining

LUXURY GUEST CASITA



- Private two-bedroom guest casita designed for visitors or extended stays
- Full kitchen, pantry & living area
- Dedicated laundry room
- Two bedrooms, four bathrooms
- Ideal for guests, multi-generational living, or private retreat space

AUTOMOTIVE PAVILION & RV GALLERY



- Dedicated RV pavilion structure
- Capacity for up to 8 vehicles with lift capability
- Epoxy flooring throughout
- Custom LED lighting system
- Two Tesla charging stations installed
- EV charging adapter compatibility for additional electric vehicles

ESTATE FEATURES & AMENITIES



CHEF'S KITCHEN

- 48" Wolf Professional Range
- Sub-Zero Built-in Refrigerator
- Two 48" Wolf Espresso Machines
- Double Dishwashers System
- Dedicated Coffee Station
- Seamless Flow Into Chef's Pantry



CHEF'S PANTRY / PREP KITCHEN

- Additional sink and storage
- Large second refrigerator
- Limestone finishes
- Ice maker & beverage cooler
- Custom cabinetry & increased storage



WINE CELLAR & TASTING LOUNGE

- Temperature-controlled wine room
- Integrated bar & entertainment lounge
- Custom cabinetry for wine & spirits
- Private tasting experience



PRIMARY SUITE RETREAT

- Private spa-inspired bath
- Freestanding tub with a view
- Walk-in over sized his & hers closets & dryer
- Custom steam shower system
- Fireplace
- Residential safe room / storm shelter



SMART HOME INTEGRATION

- Control home & audio visual features
- Smart lighting control
- Security & surveillance ready
- Whole-house water filtration system



GARAGE & UTILITY AMENITIES

- Pet Spa & Grooming Station
- Built-in dog & water station
- Epoxy flooring with custom LED ceiling
- Designed for lifestyle and function



REINFORCED SAFE ROOM
& STORM SHELTER



WHOLE-HOME
WATER FILTRATION



FOAM INSULATION FOR
ENERGY EFFICIENCY



FULLY INTEGRATED
SPRINKLER SYSTEM








PRIVACY, SECURITY &
LUXURY BY DESIGN

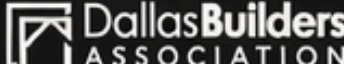
<p>ARCHITECTURAL DETAILS</p> <ul style="list-style-type: none"> • European White Oak Flooring throughout the residence • Custom White Oak Cabinetry in a Thin Shaker Profile • Taj Mahal Quartzite Countertops • Pella Windows designed for natural light and energy efficiency • Vaulted Ceilings with Architectural Beams • Designer Lighting & Statement Chandeliers • Oversized Steel-Framed Architectural Windows 	<p>CHEF'S KITCHEN</p> <ul style="list-style-type: none"> • 48" Wolf Professional Range • 48" Sub-Zero Built-In Refrigerator • Built-In Wolf Espresso Machine • Coffee Bar Station • Double Dishwasher System • Butler's Pantry • Panel-Ready Appliance Integration 	<p>CHEF'S PANTRY / PREP KITCHEN</p> <ul style="list-style-type: none"> • Secondary 36" Wolf Range for additional cooking capacity • Expanded preparation space for entertaining or catered events • Custom cabinetry and integrated storage • Limestone finishes • Ice maker & beverage chiller
<p>WINE CELLAR & TASTING LOUNGE</p> <ul style="list-style-type: none"> • Fully enclosed climate-controlled wine room • Climate-controlled bar and entertaining lounge • Custom cabinetry for wine and spirits • Dedicated hospitality and gathering space 	<p>PRIMARY SUITE RETREAT</p> <ul style="list-style-type: none"> • Spacious primary suite designed for privacy and relaxation • Custom boutique-style walk-in closet with center island • Stackable washer & dryer in closet • Custom steam shower system • Fireplace • Reinforced safe room / storm shelter 	<p>ENTERTAINMENT & MEDIA</p> <ul style="list-style-type: none"> • Elevated media room with inclined theater seating • Designed for immersive viewing and private screenings
<p>SMART HOME INTEGRATION</p> <ul style="list-style-type: none"> • Whole-home audio system • Control4 Smart Home System • Smart lighting controls • Security & surveillance ready • Automated window blinds & shades 	<p>GARAGE & UTILITY AMENITIES</p> <ul style="list-style-type: none"> • Pet Spa & Grooming Station • Utility sink & service station • Epoxy flooring with custom LED ceiling • Storage for outdoor equipment 	<p>SECURITY & PRIVACY</p> <ul style="list-style-type: none"> • Concealed steel-constructed safe room • Enhanced protection, discretely hidden

ESTATE FEATURES & AMENITIES

 <p>CHEF'S KITCHEN</p> <ul style="list-style-type: none"> • 48" Wolf Professional Range • Sub-Zero Built-In Refrigeration • Built-In Wolf Espresso Machine • Double Dishwasher System • Dedicated Coffee Station • Seamless flow into Chef's Pantry 	 <p>CHEF'S PANTRY / PREP KITCHEN</p> <ul style="list-style-type: none"> • Secondary Wolf Range • For additional cooking capacity • Limestone finishes • Ice maker & beverage chiller • Custom cabinetry & integrated storage 	 <p>WINE CELLAR & TASTING LOUNGE</p> <ul style="list-style-type: none"> • Climate-controlled wine room • Integrated bar & entertaining lounge • Custom cabinetry for wine & spirits • Private tasting experience 	 <p>PRIMARY SUITE RETREAT</p> <ul style="list-style-type: none"> • Private, spa-inspired suite • Boutique-style walk-in closet with center island • Stackable washer & dryer in closet • Custom steam shower system • Fireplace • Reinforced safe room / storm shelter 	 <p>SMART HOME INTEGRATION</p> <ul style="list-style-type: none"> • Control4 Smart Home System • Whole-home audio • Smart lighting controls • Security & surveillance ready • Whole-home water filtration system 	 <p>GARAGE & UTILITY AMENITIES</p> <ul style="list-style-type: none"> • Pet Spa & Grooming Station • Utility sink & service station • Epoxy flooring with custom LED ceiling • Designed for lifestyle and function
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 <p>REINFORCED SAFE ROOM & STORM SHELTER</p>	 <p>WHOLE-HOME WATER FILTRATION</p>	 <p>FOAM INSULATION FOR ENERGY EFFICIENCY</p>	 <p>FULLY INTEGRATED SPRINKLER SYSTEM</p>	 <p>PRIVACY, SECURITY & LUXURY BY DESIGN</p>
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