

\$6,499,000 - 1096 Roadrunner Road, Bartonville

MLS® #21038828

\$6,499,000

5 Bedroom, 5.50 Bathroom, 9,685 sqft

Residential on 5.81 Acres

Krause Add, Bartonville, TX

HEAVILY TREED 5.8 ACRE NEW ORLEANS STYLE ESTATE WITH A SEPARATE GUEST BUILDING_PARTY BARN & RESIDING IN AN EQUESTRIAN COMMUNITY! Exquisite design & modern luxury are uniquely embodied in this magnificent estate graced with a dramatic entry with dual staircases, exposed brick walls, distressed-wood accents, sparkling chandeliers, 5 fireplaces, cathedral ceilings, balconies, & a Control4 home automation system. Designers spent 2 years curating period pieces from New Orleans & France in the creation of this French-Creole masterpiece. The chef-inspired kitchen boasts a built-in Sub-Zero, Wolf range, dual dishwashers, & island with 2nd sink. Pamper yourself in the luxurious primary suite with a cathedral-beamed ceiling, an oversized shower, a freestanding tub, separate vanities plus makeup vanity, & custom closet with safe room. Additional rooms include a billiards room, office with extensive built-ins, exercise room with coffee bar, parlor, game room, bonus room, craft room, mud room, tornado shelter & massive laundry suite with floor-to-ceiling cabinetry. An automatic gate leads to the attached 6 car garage plus a detached 6 car garage perfect for boats, RVs, etc. Step outside to your incredible backyard offering a large outdoor living area with fireplace, PebbleTec pool with slide, detached spa & multiple brick patios in the front & back with wrought iron posts, railings & gas lights to ensure the authenticity of the French Quarter.



Geothermal HVAC installed, providing the ultimate in energy efficiency, with electric bills averaging less than \$1K per month. Also, an aprx 800â€™™ water well exists for irrigation. The main house is 9,685 sq ft but has an additional 1,620 sq ft of air-conditioned flex space perfect for gym, playroom, or putting green above the garage. The Guest Building_Party Barn is comprised of three functional areas: 1,177 sq ft entertainment party room, 1,434 sq ft upstairs guest home with 896 sq ft finished out, & 1,863 sq ft workshop-garage.

Built in 2008

Essential Information

MLS® #	21038828
Price	\$6,499,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	5
Square Footage	9,685
Acres	5.81
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1096 Roadrunner Road
Subdivision	Krause Add
City	Bartonville
County	Denton
State	TX
Zip Code	76226-6107

Amenities

Utilities	City Water, Septic, Well
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# of Garages	12
Garages	Additional Parking, Driveway, Garage, Garage Door Opener, Boat, Drive Through, Electric Gate, Garage Faces Side, Oversized, RV Access/Parking, Storage, Workshop in Garage
Has Pool	Yes
Pool	In Ground, Private, Separate Spa/Hot Tub, Water Feature

Interior

Interior Features	Built-in Features, Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Second Primary Bedroom, Cathedral Ceiling(s), Chandelier, Dry Bar, Multiple Staircases, Natural Woodwork, Smart Home System, Sound System Wiring
Heating	Central, Electric, Geothermal, Zoned
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Living Room, Wood Burning, Brick, Double Sided, Gas Starter, Great Room, Outside

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Private Yard, Attached Grill, Balcony, Barbecue, Built-in Barbecue, Lighting, Outdoor Living Center, Outdoor Grill, Outdoor Kitchen, RV/Boat Parking
Lot Description	Acreage, Interior Lot, Lrg. Backyard Grass, Sprinkler System, Subdivision, Cul-De-Sac, Landscaped, Many Trees
Roof	Metal
Construction	Brick

School Information

District	Argyle ISD
Elementary	Hilltop
Middle	Argyle
High	Argyle

Listing Details

Listing Agent	Russell Rhodes
Listing Office	Berkshire HathawayHS PenFed TX

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Listing information last updated on November 20th, 2025 at 10:01pm CST