

7005 PETERS PATH

COLLEYVILLE, TEXAS

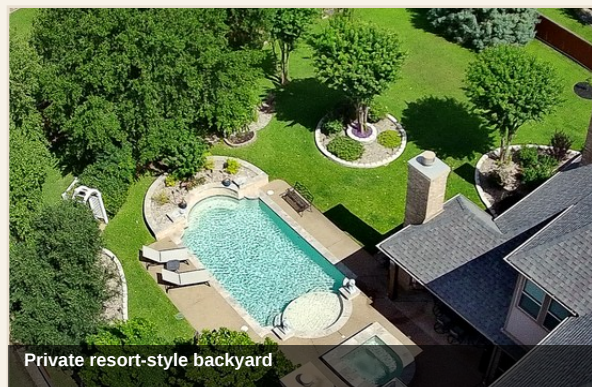
A custom estate with architectural presence and private resort-style living.

Realtor & Buyer Feature Briefing

This printable property newsletter is designed to give agents and serious buyers a fuller understanding of the home than a standard MLS sheet can provide. It highlights the home's craftsmanship, functional layout, luxury features, outdoor living spaces, recent improvements, and the specific details that make the property memorable in person.

At a glance

- 5,053 square feet
- 5 bedrooms | 5.5 baths
- .48 acre estate lot
- 4 garage spaces
- New 2025 architectural roof
- Renovated heated saltwater pool



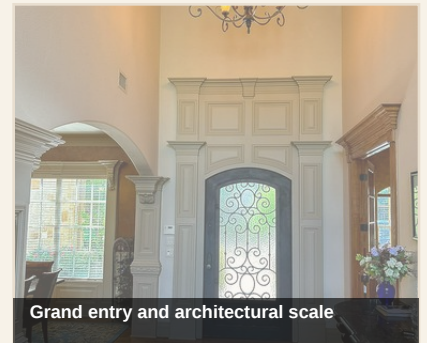
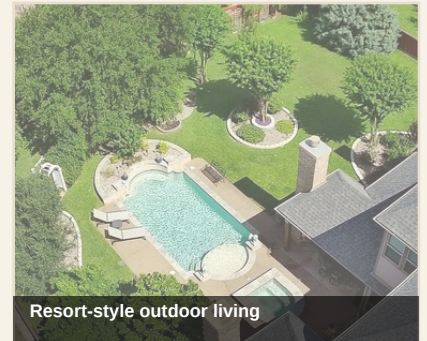
Private resort-style backyard



Custom built-ins and executive workspace

A HOME WITH SCALE, CRAFTSMANSHIP & A TRUE RESORT BACKYARD

7005 Peters Path is a 5,053-square-foot custom residence in Colleyville created for buyers who want everyday comfort, architectural presence, and a backyard that feels like a private destination. The home offers 5 bedrooms, 5.5 baths, generous living and gathering spaces, 4 garage spaces, and a .48-acre estate lot with mature landscaping.



Why it stands out

This is not a home that relies on one feature. It layers the things buyers notice immediately - stone architecture, a dramatic entry, rich woodwork, specialty rooms, an executive office, a Thermador kitchen, a private owner's suite, multiple fireplaces, and a renovated heated saltwater pool with oversized spa.

The buyer profile

The property is especially well suited for luxury buyers who value privacy, flexible living, outdoor entertaining, work-from-home space, and a home that feels finished rather than basic. It offers the scale of a larger estate without losing warmth or livability.

Buyer talking points

- Custom stone architecture with mature landscaping
- Architectural detail plus practical family function
- Backyard designed as a private resort

CUSTOM PRESENCE IN COLLEYVILLE

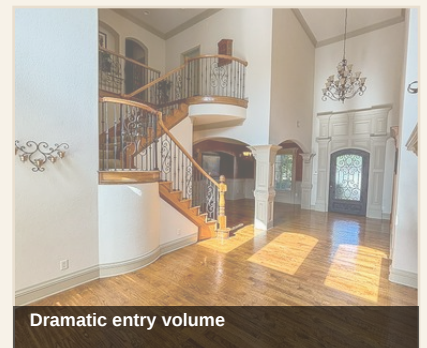
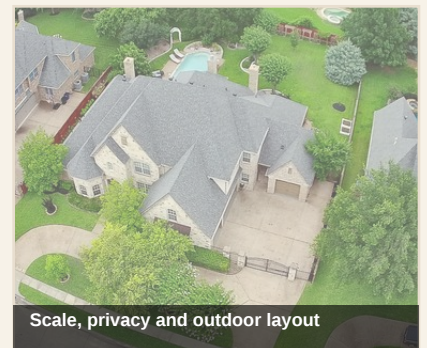
The first impression is stately and established: a stone exterior, mature trees, circular drive, gated parking, and an estate-style approach that immediately communicates quality. The home sits on a quiet street in a neighborhood setting while still offering convenient access to the best of Colleyville, Southlake, Grapevine, and the surrounding DFW area.

Estate-style curb appeal

The exterior combines stone, brick, roofline dimension, and generous landscaping to create a home with weight and presence. The front approach feels polished and private without feeling formal or cold.

Outdoor space with real usability

The lot is large enough to support a substantial backyard, pool, spa, lawn, gardens, outdoor living pavilion, and storage areas while still maintaining a cohesive, finished appearance.



Buyer talking points

- Custom stone exterior with mature landscaping
- Circular drive and gated parking
- Quiet Colleyville setting with estate presence

SOARING ARCHITECTURE, MILLWORK & FIREPLACE DETAIL

The home carries a level of architectural detail that is difficult to reproduce in newer production homes. Tall ceilings, dramatic windows, layered trim, built-ins, carved columns, rich hardwoods, and custom fireplace surrounds give the residence a tailored, estate-quality presence.

The sitting room

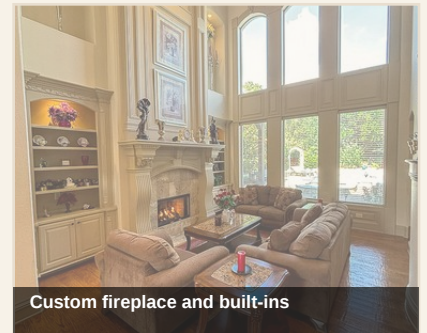
The two-story sitting room is one of the home's signature spaces. The fireplace wall, display cabinetry, tall vertical elements, and dramatic windows create a room that feels impressive the moment a buyer steps inside.

Craftsmanship buyers can see

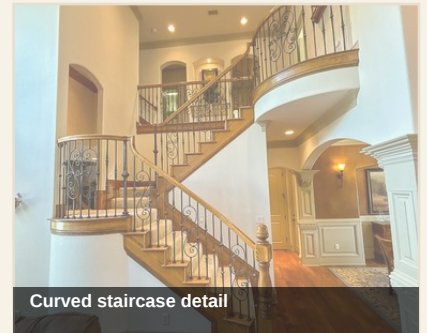
Custom millwork appears throughout the home: built-ins, paneled walls, curved staircase detail, coffered ceilings, cabinetry, fireplace surrounds, and architectural columns. These are the details that make a home memorable during a showing.



Two-story sitting room focal wall



Custom fireplace and built-ins



Curved staircase detail

Buyer talking points

- Two-story sitting room
- Detailed fireplace walls
- Curved staircase and layered trimwork

A CHEF-READY KITCHEN CONNECTED TO DAILY LIFE

The kitchen is designed as the practical heart of the home, with the warmth and detail expected in a luxury property. Thermador appliances, generous cabinetry, a central island, substantial prep space, and a connected breakfast area allow the kitchen to function comfortably for everyday use and entertaining.

Kitchen highlights

The kitchen includes premium Thermador appliances, extensive cabinetry, an island with storage, built-in refrigerator, cooktop with professional presence, double ovens, microwave, wine storage, and a large connected breakfast area.

Design details

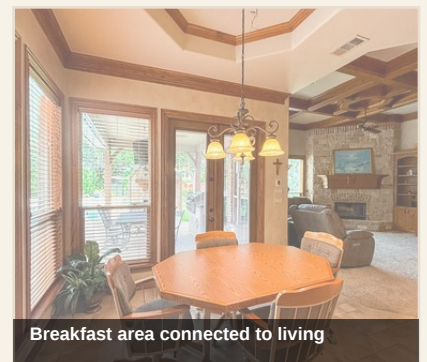
Wood cabinetry, trim, hood detail, stone surfaces, and a hand-finished decorative detail above the stove elevate the space beyond a purely functional kitchen. It feels warm, substantial, and well integrated with the living areas.



Gourmet kitchen and island



Cooktop, hood and woodwork



Breakfast area connected to living

Buyer talking points

- Thermador appliances
- Built-in refrigerator and cooktop
- Connected breakfast and family spaces

OWNER'S SUITE WITH PRIVATE FIREPLACE SITTING AREA

The owner's suite is designed as a private wing rather than simply a bedroom. It includes a spacious bedroom, direct access toward the outdoor living area, a private sitting area with fireplace, a substantial bath, an oversized shower, a spa-inspired jetted tub, and a custom walk-in closet.

Daily luxury

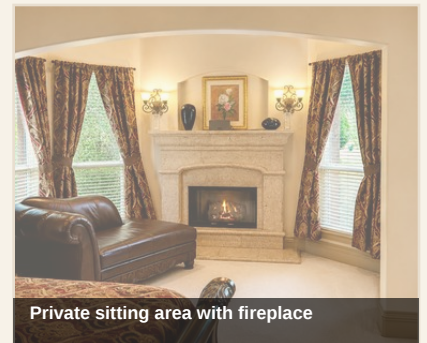
The suite offers a calm, private place to begin and end the day, with enough space for seating, storage, and separation from the main living areas.

Bath and closet experience

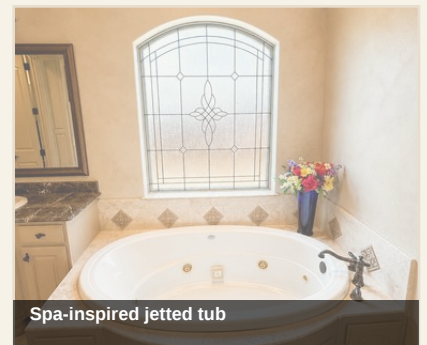
The owner's bath includes generous vanity space, custom cabinetry, decorative detailing, a jetted tub with stained-glass-style window detail, and a large walk-in shower. The closet provides boutique-style storage with extensive built-ins.



Owner's suite with tray ceiling



Private sitting area with fireplace



Spa-inspired jetted tub

Buyer talking points

- Private sitting area with fireplace
- Spa-inspired jetted tub and oversized shower
- Custom boutique-style walk-in closet

Private spaces

FIVE BEDROOMS, 5.5 BATHS & FLEXIBLE ACCOMMODATIONS

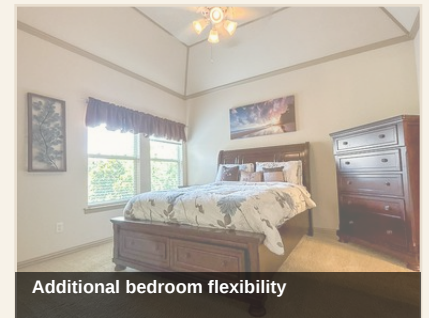
The home provides the bedroom and bath count buyers expect at this level while also giving them options. Secondary bedrooms can support family, guests, multigenerational needs, hobby space, or a dedicated fitness/craft room depending on how the next owner lives.



Secondary bedroom

Bedroom flexibility

Five bedrooms and 5.5 baths create excellent flexibility for daily living and hosting. The layout allows the home to feel substantial without forcing every room into a single purpose.



Additional bedroom flexibility

Guest comfort

Multiple bathrooms, a generous laundry room, storage areas, and a thoughtful arrangement of private and shared spaces make the house functional for both quiet weekdays and full-house gatherings.



Large laundry with built-ins

"A home that combines architectural character, practical function, and destination-style outdoor living."

Work, play & media

EXECUTIVE OFFICE, GAME ROOM & MULTIPLE LIVING AREAS

This home offers the type of specialty rooms that make daily life easier: an executive office with detailed built-ins, a game room with bar storage, a media room, a spacious family living area, formal dining, and multiple gathering zones.

Executive office

The office is one of the strongest interior selling points. The custom built-ins, desk area, cabinetry, shelving, and wood detail give the room the feel of a true executive workspace.

Entertainment areas

The game room, media room, and living spaces give buyers places for game nights, movies, visiting family, quiet reading, and casual everyday living. These rooms make the home feel useful, not just beautiful.



Executive office with built-ins



Game room and wet bar storage



Family living with coffered ceiling

Buyer talking points

- Executive office with detailed built-ins
- Game room and media room
- Multiple living areas for daily life

A PRIVATE RESORT AT HOME

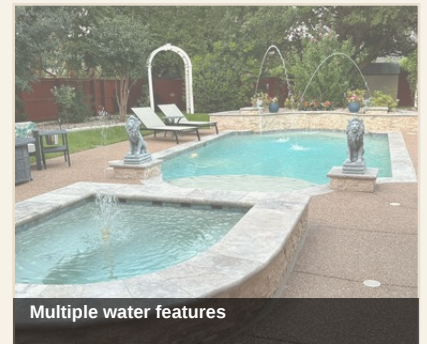
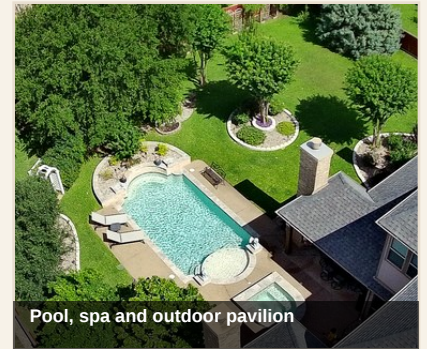
The backyard is a major differentiator. It combines a fully renovated heated saltwater pool, oversized spa, waterfall garden, water features, large patio areas, an outdoor living pavilion, fireplace, built-in gas grill, installed TV, lush lawn, garden beds, arbors, trellises, and mature landscaping.

2025 pool renovation

The pool was fully renovated with updated finish, tile, lighting, equipment, and refreshed architectural stonework. The spa is oversized and designed as a true gathering feature.

Outdoor entertaining

The covered patio includes a fireplace, ceiling fan, string lighting, built-in gas grill, and an installed TV that can rotate toward the patio or spa area. The yard supports both quiet evenings and large-scale entertaining.



Buyer talking points

- Heated saltwater pool
- Oversized spa with water feature
- Outdoor fireplace, grill, TV and covered dining

THE PRACTICAL FEATURES BUYERS ASK ABOUT

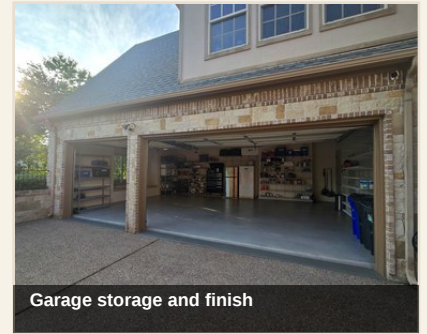
Behind the beauty, the home includes the practical infrastructure that helps buyers feel confident. Key features include a new 2025 architectural roof, three HVAC systems, full security system, wired ethernet/networking throughout the house, whole-home audio features, substantial attic storage, and four garage spaces.

Recent and notable improvements

The home has benefited from meaningful updates including the new roof, complete pool renovation, interior woodwork restoration, premium garage floor finish, estate-style landscaping enhancements, and systems-focused maintenance.

Storage and parking

The property includes 3 garage spaces plus a separate 1-car garage space, gated parking, a circular drive, 708 square feet of floored attic storage, a tool sheds, and a heated and cooled 10x10 outbuilding with power.



Buyer talking points

- New 2025 architectural roof
 - Three HVAC systems and wired ethernet
 - Storage throughout, including attic and outbuildings

WHY THIS HOME SHOULD BE SEEN IN PERSON

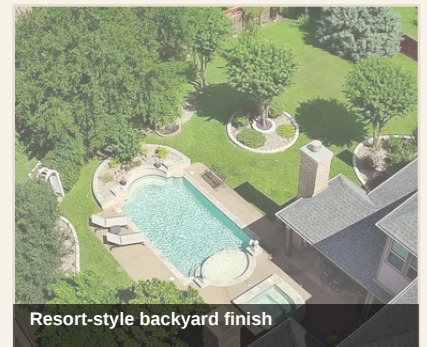
Some homes photograph well; this one also benefits from being experienced. The ceiling heights, staircase, custom millwork, fireplace walls, outdoor living areas, landscaping, pool, spa, and privacy all become more persuasive when a buyer physically walks through the property.

What to point out during showings

Realtors should draw attention to the architectural details, office built-ins, Thermador kitchen, four fireplaces, three HVAC systems, wired ethernet, 2025 roof, complete pool renovation, and the backyard living environment.

The emotional close

The strongest story is simple: a substantial custom Colleyville home with elegant interiors, practical family function, serious storage, and a backyard that feels like a resort.



Buyer talking points

- A home with presence, function and lifestyle value
- Strong visual story for MLS, print and showings
- Best appreciated through an in-person tour