

Bridge & Brook Retreat

a luxury listing by Joshua Harville



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800 *Bridge & Brook Retreat*

**800 S COUNTY ROAD 810,
ALVARADO, TX 76009**

Designed with Purpose. Crafted for Generations.

Welcome

Tucked beyond a private bridge and completely wrapped by a spring-fed creek, Bridge & Brook Retreat offers total seclusion without sacrificing modern comfort. This fully custom estate is a sanctuary of peace, privacy, and precision engineering—crafted to live beautifully and last for generations.

Here, nature and technology co-exist in harmony. From whisper-quiet triple-pane windows and foam-insulated walls to instant hot water, radiant shop heat, and gigabit fiber internet—every square foot has been thoughtfully designed for simplicity, serenity, and sustainability.

This is not just a home. It's a retreat for those who value timeless design and exceptional quality.

Effortless Access, Unmatched Privacy

While Bridge & Brook Retreat feels like a secluded hideaway, it's just minutes from US Highway 35 and a short drive to the heart of DFW. Whether you're commuting for work, catching a flight, or seeking world-class shopping and dining, everything you need is within easy reach—without sacrificing the serenity and privacy that make this property so rare.

Welcome to a World Apart

Nestled within a private, wooded enclave and fully surrounded by a natural creek, Bridge & Brook Retreat offers complete seclusion, stunning craftsmanship, and cutting-edge efficiency. Accessed only by a bridge, this one-of-a-kind custom home is more than a residence—it's a sanctuary built for those who value privacy, luxury, and resilience.

Designed with Purpose, Crafted for Generations



Every window and door in the home is triple-pane, foam-injected, and cased with trim—backed by a \$140,000 lifetime transferable warranty that even covers glass breakage. Glass doors feature stainless steel framing and multi-point locking systems for vault-like security. Cleverly designed to fold inward for easy cleaning—even upstairs—these features combine ease and elegance. With 2x6 construction and 5.5” of foam insulation throughout, this home is as efficient as it is resilient.

Timeless Craftsmanship, Premium Materials



Luxury in the Details

The **kitchen** features Tier 4 quartz countertops paired with custom real hardwood cabinets made from alder and poplar. Designed specifically for this home, the cabinetry extends to the **pantry**, master suite, and upstairs bath, offering a cohesive and upscale feel throughout. Inside, adjustable shelving allows for smart storage, while Italian soft-close hinges and slides add a smooth, high-end finishing touch.



A Fortress in Luxury



The **first floor living room** is designed with both safety and comfort in mind. Walls separating the shop and office are reinforced with double thickness—12 inches of solid construction—and soundproofed with a combination of 6 inches of foam and mineral wool insulation. This space is not only fire-resistant but also doubles as a tornado room, anchored to the slab for added stability. The door leading to the shop is framed with extra durability, featuring two layers of plywood for additional strength.



Comfort, Connection, & Quiet Above It All



The second floor offers a seamless blend of comfort and function, with all five bedrooms thoughtfully arranged to provide both privacy and connection. A spacious living area filled with natural light creates a welcoming central hub, while the conveniently located laundry room adds everyday ease. The owner's wing is a quiet retreat of its own—featuring an open office, a cozy seating area, the primary suite, and a nearby bedroom perfect for a nursery, guest room, or private workspace.



Comfort Meets Elegance



The secluded **Primary Bedroom** offers privacy and function, thoughtfully positioned away from the home's main living areas. It's wired for both HDMI and Ethernet, with a hidden nook in the closet for seamless TV integration.

A separate secondary closet provides space for seasonal wardrobes, dress clothes, or secure storage. The ensuite bath features a custom vanity and makeup table, a spa-inspired shower with a sleek floor drain, and spot-free glass. Elegant Tier 3 granite and a privacy-enhancing coated window complete this serene, high-end retreat.



Comfort, Connection, & Quiet Above It All



Sunlit Retreats & Private Quarters

Just off the sunlit second-floor living area, three well-appointed bedrooms offer a perfect balance of privacy and comfort. Each room is thoughtfully laid out with generous closet space and plush Mohawk Triexta carpeting—complete with a 6 lb memory-foam pad and lifetime stain warranty—for a soft, quiet underfoot feel. Oversized windows flood the spaces with natural light by day and frame serene treetop views by night, while sound-insulating walls ensure restful evenings. Whether used as guest quarters, a home office, or personal hideaway, these rooms are designed to feel both connected and distinctly your own.



Sunlit Retreats & Private Quarters



The Eagle's Nest



Perched at the top of the home, the Eagle's Nest is a truly one-of-a-kind space—quiet, cozy, and brilliantly insulated with 8 inches of foam in the ceiling and a full 10 inches separating it from the attic. Whether used as a reading nook, creative studio, or hideaway retreat, this unique room offers exceptional year-round comfort and quiet. It's a space that feels both elevated and tucked away, making it one of the most charming and unexpected corners of the entire home.



Your Dream Shop Awaits

Designed with both durability and future functionality in mind, the shop is a standout space with full 2x6 framing, radiant ceiling heat, and the same triple-pane windows found throughout the main home. Even without a furnace, the slab's radiant warmth keeps the space comfortable year-round. A reinforced, extra-wide insulated garage door with a silent wall-mounted opener ensures easy access, while a dedicated electrical service supports heavy-duty equipment or RV needs. The 6-inch, 4000 PSI concrete slab is built to handle it all—including an auto lift. There's even a plumbed-in sink and drain, adding practical convenience to this thoughtfully constructed space.



Your Dream Shop Awaits

- 2x6 framing & radiant ceiling heat + slab heat retention
- Ultra-quiet garage opener w/ app & keypad
- Separate electrical service for heavy machinery, RVs, or expansion
- Sink, water, & drain already plumbed
- 12" thick soundproofed wall w/ mineral wool & foam—anchored tornado-safe space



Serenity & Focus



Accessible through a double glass door in the garage, the office welcomes you with warm, select pine-clad walls and a soaring vaulted ceiling that inspire focus and calm. An attached storage room keeps supplies and equipment neatly tucked away yet easily within reach. Thanks to a shared soundproof wall with the first-floor living room, this space offers exceptional privacy and quiet, making it the perfect haven for work or creative pursuits.



Nature's Embrace, With Access



Tucked away beyond a private bridge, Bridge & Brook Retreat is encircled by a wooded creek, offering unmatched privacy and a true sense of escape. Invisible from the street and neighboring properties, the home is nestled on 1.8 secluded acres, inviting relaxation and exploration. A sprawling wrap-around porch—covered and perfect for all seasons—extends the living space outdoors, ideal for quiet mornings or evening gatherings. In the southeast corner of the property, a well-placed auxiliary dwelling adds versatility to this private, nature-filled haven.

Nature's Embrace, With Access



Nature's Embrace, With Access



The Southeast Hideaway



Nestled into the southeast corner of the property, the auxiliary dwelling offers a private, well-appointed 1-bedroom, 1-bath layout across approximately 600 square feet. Built in 2015, it features commercial-grade luxury vinyl plank flooring for durability and style. Whether used as a guest suite, studio, or income opportunity, this space adds valuable flexibility to the estate—without compromising on comfort or privacy.

800 *From the sellers...*

What we love...

how secluded it feels while also being centrally located to two major highways (67 & 35). There is plenty of space to spread out and have dedicated spaces (offices, second living, dining, shop, utility room). Love the glass shower and walk-in pantry that is equally spacious as it is beautiful and thoughtfully designed. Love the wood floors.

We will miss most...

the large custom pantry, the large shop/workspace, all the beautiful big windows, the water (tastes great!), big covered porch, trees surrounding the house, the upstairs laundry room, the big glass shower.

This home's best feature is...

the energy efficiencies.

800

From the sellers...

We would like to share...

four family members, normal temp between 71°-69°. House is very efficient, so AC is not overworked. Well balanced system. Fiber internet is amazing and was brought in about four years ago. Very soft water that tastes great!! Soft water also reduces calcium build up and requires no filters.

There are four total HVAC units. There are two instant water heaters, 1 and 5 years old.

Major improvements...

two additions, all new windows, new office and storage room, large attached shop, complete remodel including all utilities (original septic). Every upgrade geared towards energy efficiency. See the separate "Upgrades and Features" sheet.

800 *Upgrades & Features*

GENERAL:

- Triple Pane Windows and Doors – ALL foam injected and cased with trim. \$140,000 LIFETIME WARRANTY Transfers to buyer – includes glass breakage!
- Glass doors have a stainless steel frame, stainless ball-bearing rollers, and stainless steel multi-point locks similar to how a vault door locks.
- Windows fold in top and bottom, all cleaning can be done inside the home, even upstairs.
- Most of the home is 2x6 Construction with 5.5” of foam
- Areas and Attic with traditional insulation is high-density. Attic insulation is nearly 40” deep.
- ALL of the ductwork is R-8 instead of the standard R-4 to maintain efficiency in longer runs
- Designed to incorporate ample storage everywhere
- All Plumbing connections are under stairs and easily accessible. All new Plumbing supply lines in 2021 + a few drains, the rest were serviced.
- Hand-scraped floors (NOT LAMINATE)
- ALL carpet is Mohawk Triexta with 6lb 3M Scotchguard memory foam pad (water and vaporproof, lifetime warranty against abrasion AND staining – even with pets)

800 Upgrades & Features

- Primary AC unit installed in 2021. High Efficiency Heat pump + 20KW backup heat on all units in home. Secondary unit installed in 2015 when original home was remodeled the 1st time
- All water heaters are high-efficiency instant units. Primary is under stairs and there is a 2nd in the Master for the sinks. Installed in 2022.
- ALL electric panels are new in 2021 with all new breakers and major load items got new wiring.
- ALL Lighting is High-efficiency LED
- 6” thick 4000 PSI concrete on slab – this was mainly done for Auto lift and supports for posts
- Washer/dryer is included in the sale of the home. Guest house will include all appliances.
- High-efficiency toilets that actually work worth a crap. (Pun intended.)
- 1 Gigabit Fiber-optic internet direct to house
- Water has been tested to be incredibly soft – no softener, filtration, or treatment needed. Tap water is the best water you’ll ever drink. This makes your coffee taste incredible too! Shower glass stays clean, wash your cars without water spots, etc.
- Owens Corning Impact-Resistant Roof – 50yr warranty
- LP and Hardie Siding and trims – 50 yr warranty
- Sherwin Williams “Super” paint – 30yr

800 *Upgrades & Features*

KITCHEN:

- Tier 4 Quartz Countertops
- Custom Real Hardwood Cabinets (Alder and Poplar) – Same for pantry, Master, and Upstairs bath. All were designed custom for the home and have adjustable shelving.
- Italian Soft close hinges and slides

LIVING ROOM:

- Walls separating the shop and office are doubled (12” Thick), and both foam insulated with 6” of foam + 6” of Mineral Wool insulation for soundproofing and Fire Safety. (Notice how thick the wall is where the door goes out to the shop? It’s 12” thick and has 2 layers of plywood as well.) This corner of the house is anchored to the slab at both walls and also used for a “tornado” room.

EAGLE’S NEST (3rd STORY):

- 8” of foam in ceiling
- 10” of foam separating attic

800 *Upgrades & Features*

UPSTAIRS BATH:

- Granite is a Tier 3 and Acid-washed/Leathered for a super unique and high-end look/feel
- Light above shower has a night-light mode for kids and a Bluetooth speaker for music
- Pullout hamper.

PRIMARY:

- Separated from all other bedrooms/living areas
- HDMI Cable runs from corner/nook of Lefthand Closet to TV Outlet
- Wired for Ethernet
- Separate closet for gun storage, winter clothes, dress clothes, etc

ENSUITE BATH:

- Vanity/Makeup Table
- Custom Shower, Custom Floor drain, Spot-free shower glass
- Coatings on shower window fog over and reflect light for privacy
- Tier 3 Granite

800 *Upgrades & Features*

SHOP:

- 2x6 Framed
- Same Windows as house
- Radiant ceiling keeps temps stable and well-lit
- Furnace NOT connected in shop – only AC. Stays warm from radiant heat from slab in the winter.
- Wall-mounted silent garage door opener with Wifi/App and keypad outside
- Garage door is reinforced and Insulated, and Special ordered wider than standard double door
- Shop Electrical has a separate service from Power Company for future load requirements (machinery, RV storage, etc)
- Sink with water and drain already plumbed

GUEST HOUSE:

- ~600 ft²
- Built in 2015
- Commercial grade LVP flooring

800 Purposeful Arrangement

FIRST LEVEL

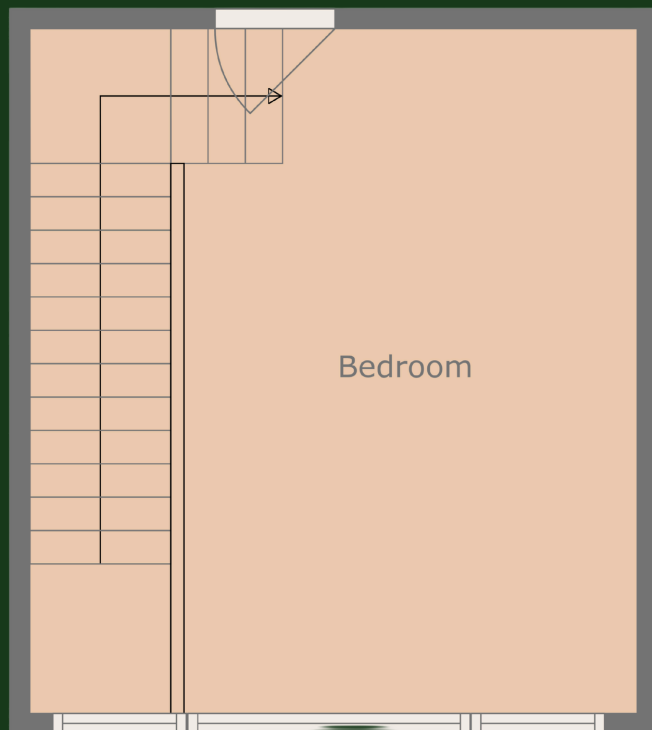


800 Purposeful Arrangement

SECOND LEVEL



EAGLE'S NEST (THIRD LEVEL)



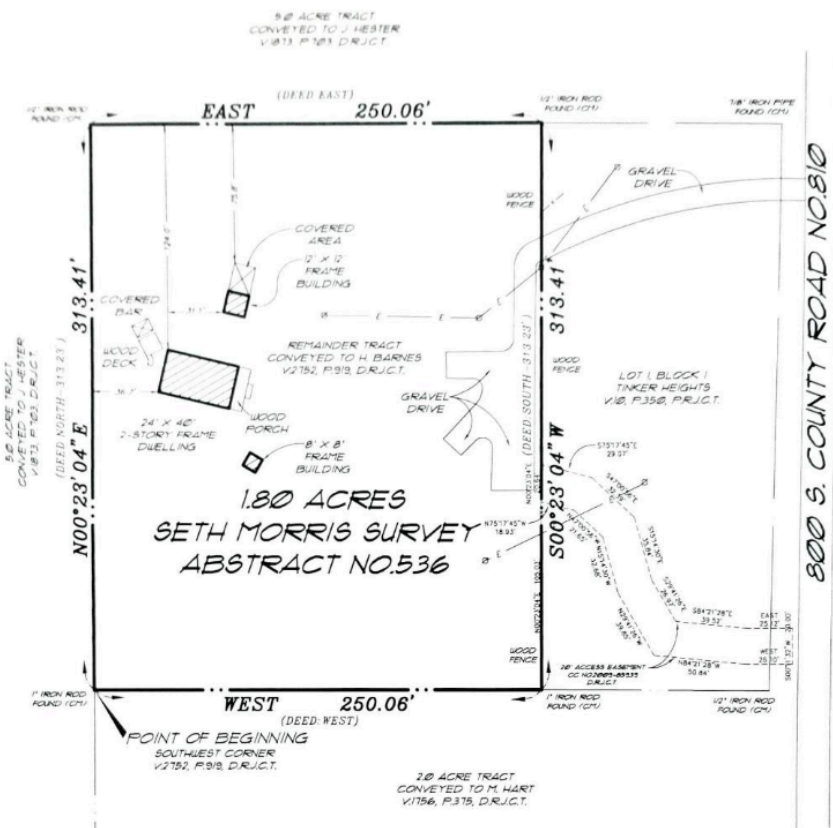
800 *Purposeful Arrangement*

AUXILLARY DWELLING UNIT



Bridge & Brook Retreat

G.F. No. 14-201175-CB



**Survey Showing
1.80 Acre Tract
Seth Morris Survey, Abstract No. 536
Johnson County, Texas
"See Attached Legal Description"**

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey, made on the ground under my supervision, on December 26, 2014, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon except as shown, noted or described on the survey. This survey is subject to any assessments not visible on the ground.

Donnie L. Tucker

Donnie L. Tucker, RPLS No. 5144

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Plans No. 43251C2300-K, effective date January 12, 2012, this property is located in Zone "X", (Areas determined to be outside the 0.2% chance floodplain), and in Zone "A" (No has flood elevation determined).

General Notes

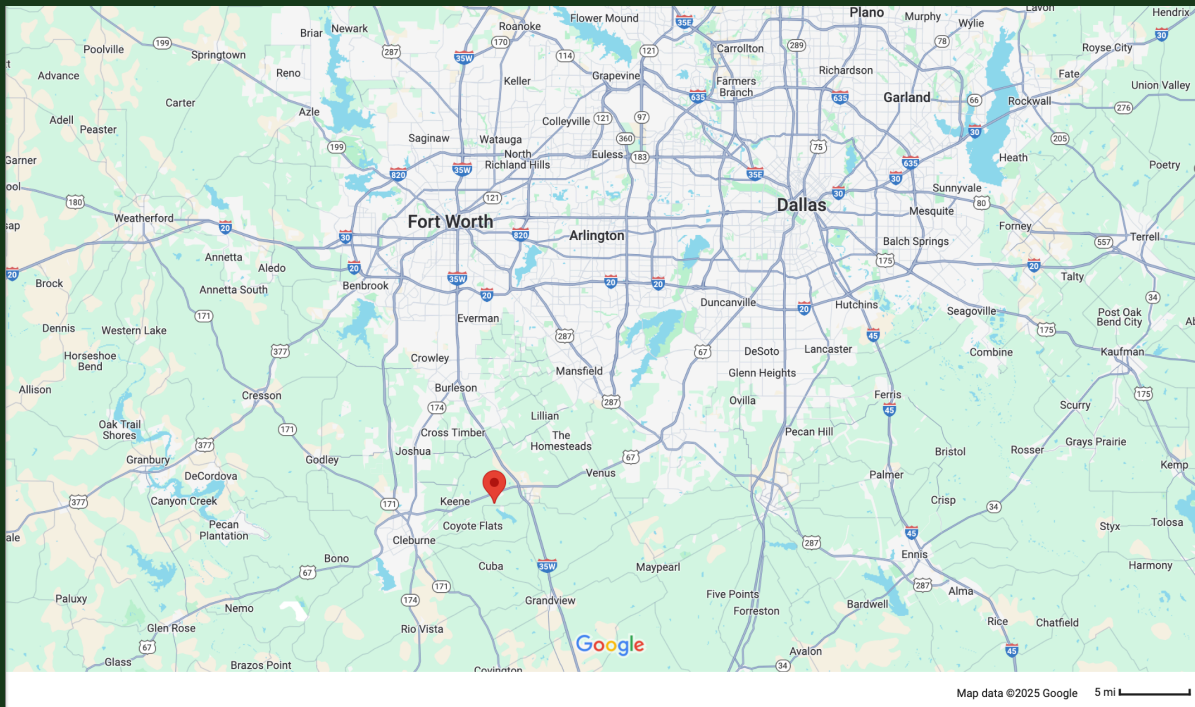
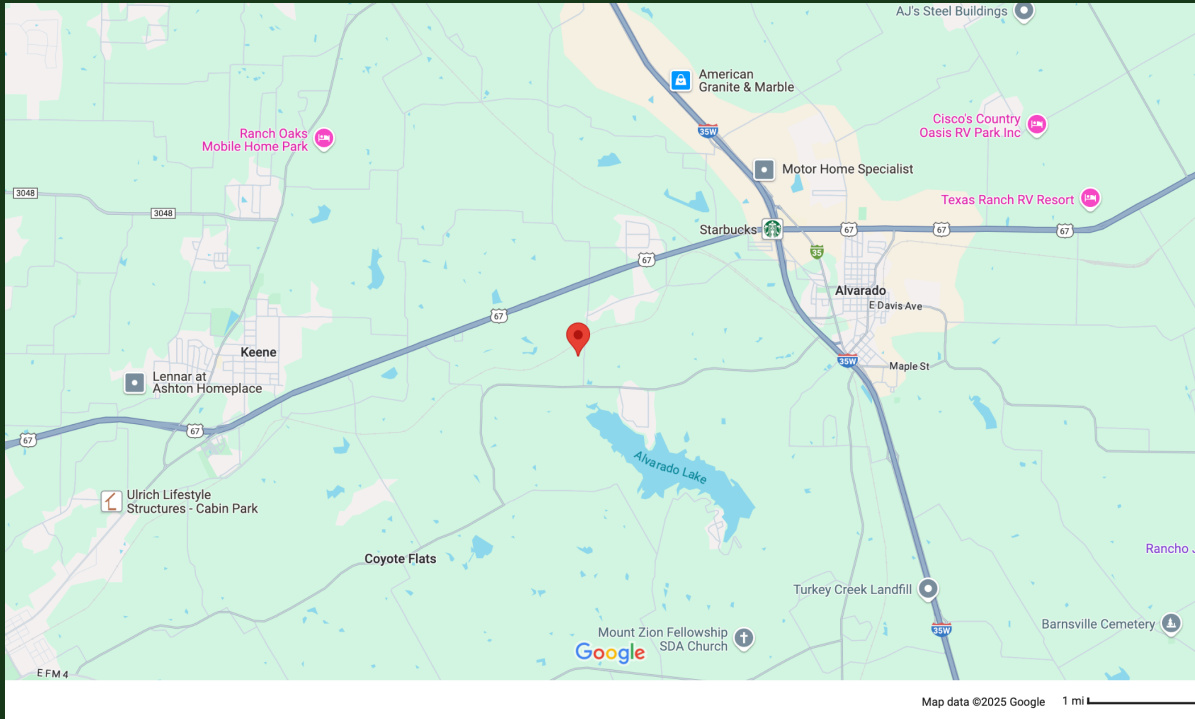
NOTE: BEARINGS BASED PER DEED RECORDED IN V2752, P181, D.R.J.C.T.
NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
NOTE: ATTY EASEMENT RECORDED IN V116, P481, D.R.J.C.T. (AFFECT AND BLANKET IN NATURE).
NOTE: ACCESS EASEMENT RECORDED IN CC NO. 2009-8933, D.R.J.C.T. (IS SHOWN).



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ALVARADO, TX 76009**

Where Comfort, Craftsmanship, & Seclusion Converge

From its private bridge entry to its luxury finishes and thoughtful design, Bridge & Brook Retreat is more than a home—it's a lifestyle. Every detail has been carefully curated to offer exceptional comfort, efficiency, and beauty. Whether you're enjoying the wooded serenity from the wrap-around porch, entertaining in the spacious interiors, or retreating to the guest house, this is a place where you can truly live well.

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**JOSHUA HARVILLE
REALTOR®
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HARVILLESELLS@GMAIL.COM**



Joshua Harville

Licensed since 2016, Josh began his real estate career as a buyer's agent in the family business, quickly gaining hands-on experience under the mentorship of one of Texas' most respected Farm & Ranch Realtors. His approach is rooted in integrity, continued growth, and a deep commitment to excellence in every transaction.

He's proud to serve the community through roles such as Commissioner on the Benbrook Planning and Zoning Commission, Ambassador for the Weatherford Chamber of Commerce, and volunteer with organizations like the YMCA and Habitat for Humanity. Outside of real estate, he is a devoted husband, father, and friend, currently pursuing a bachelor's degree in psychology to further deepen his understanding of people and service.

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FATHOM
REALTY