

CENTURY 21

Judge Fite Company



13305 WIMBERLEY DRIVE

FRISCO, TX 75035



\$1,310,000



3,167 sqft



9 beds



4 baths

DESCRIPTION

Incredible SENIOR CARE HOME Opportunity total of 18 PLUS available previously licensed or currently licensed Residential Assisted Living Homes, Ready to Re-License! Rare investment opportunity to acquire one or all of these residential assisted living homes, each licensed or previously licensed for 8-16 private beds. The majority of these properties are unlicensed, but fully modified for assisted living use, offering tremendous potential for immediate re-licensure and operation. Each home has undergone extensive ADA-compliant renovations, including modified bathrooms and accessible living spaces. Most feature complete upscale remodeling, spacious communal areas, and fully integrated fire sprinkler and alarm systems, meeting the key life-safety standards for licensing. Whether you're expanding your current operations or entering the growing assisted living senior care market, this portfolio provides a turnkey foundation to quickly launch 1 or scale as large as you would like. Additional details available upon request. Contact listing agent for full offering information including off market operational offerings.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21006183

YEAR BUILT: 2010

COUNTY: Collin

TRACT OR SUBDIVIION: Panther Creek Estates Ph VI

LIST DATE: 07/21/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,167

TOTAL BEDS: 9

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.15

LOT SIZE (SQFT): 6,534

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- Refrigerator
- Washer

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AlleyAccess
- ConvertedGarage
- Driveway
- Lighted

LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystemOwned
- FireAlarm
- FireSprinklerSystem
- Other

COMMUNITY:

- Curbs
- Sidewalks

LISTED BY: Aaron Morrow 

BROKERED BY: Coldwell Banker Apex, REALTORS