

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3109 ARTHURDALE STREET

CELINA, TX 75009



\$450,307



2,881 sqft



4 beds



3 baths

## DESCRIPTION

Mattamy Homes presents The Mirabel Floor Plan. The Mirabel offers 4 bedrooms, 2.5 baths, and a layout designed for both comfort and functionality. The open-concept main floor features a spacious Great Room, seamlessly flowing into the dining area and a European kitchen, complete with a walk-in pantry, sleek cabinetry, and a large island for meal prep or casual gatherings. A covered patio extends the living space outdoors, perfect for relaxing or entertaining. Upstairs, the private owner's suite features a spa-inspired bath with dual sinks, a walk-in shower, and a generous walk-in closet. The additional three bedrooms, each with walk-in closets, share access to a game room, providing flexible space for family activities or relaxation. Thoughtfully designed details, including energy-efficient features, luxury vinyl plank flooring, and stylish contemporary finishes, enhance the home's appeal. With its combination of style, convenience, and modern amenities, the Mirabel is an ideal choice for those seeking a versatile and inviting home. THIS HOME IS MOVE IN READY!

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Pending

**MLS:** 21037851

**YEAR BUILT:** 2025

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Legacy Hills

**LIST DATE:** 08/20/2025

**AREA:**

**SQUARE FEET:** 2,881

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.17

**LOT SIZE (SQFT):** 7,405

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- ElectricRange
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Garage
- GarageDoorOpener
- GarageFacesRear

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- RainGutters

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable
- CableAvailable

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Clubhouse
- FitnessCenter
- Playground
- Park
- Pickleball
- Pool
- TennisCourts
- TrailsPaths
- Curbs
- Sidewalks

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**LISTED BY:** Karla Davis 

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**BROKERED BY:** Pinnacle Realty Advisors