



**12417 BLUE GRANITE DRIVE**  
DENTON, TX 76207



\$1,169,000



3,138 sqft



2 beds



3 baths

## DESCRIPTION

LUXURY 55+ LIFESTYLE on GREENBELT with HEATED LAP POOL! Rare opportunity to own a Bright, Open, Meticulously Maintained 1 Story, Over 3100 sq.ft.! This property defines resort-style living. Architectural standouts include 6-inch Base Trim, Rounded Corners, High Tray Ceilings w Crown Molding, and easy-to-maintain 12x24 Ceramic Flooring. Quality windows are guaranteed with Pella Windows throughout. Windows coverings include Plantation Shutters & Motorized Hunter Douglas Shades. Comfort and air quality are ensured by Zoned HVAC system, which includes an Electronic Air Filter on the primary bedroom side. Gourmet Kitchen is a chef's dream, boasting extensive Quartz Countertops, high-end Monogram Appliances, a 5-Burner Gas Cooktop, Vented Exhaust, Walk-in Pantry, and Butler's Pantry! The adjacent Dining area features a lovely Built-in Hutch w Stacked Stone. The Great Room is an entertainer's delight, featuring an Entertainment Ctr with Accent Lighting & Stacked Stone, and a Back Wall of Sliding Stackable Glass Doors, opening seamlessly to the backyard. The outdoor space is perfect for entertaining & relaxation, featuring an Outdoor Kitchen, including Grill with a 2-inch Designated Gas Line, Fridge and Extended Patio Fully Enclosed with Power Screens for year-round comfort. Spacious Primary Suite overlooks backyard and includes a luxurious Oversized Shower, Kohler Jetted Tub, Framed Mirrors & Custom Designed Closet. Private Mother-in-Law Suite is perfectly positioned on the opposite side of the house, offering guests a Separate Bedroom, Bath, and Private Living Area. Additional interior spaces include an Enlarged Den with Built-in Desk and Wall of Cabinets, and a 14-foot Utility Room with Row of Cabinets. Storage is maximized with the Extra Cabinetry in the hall near the garage, an Oversized Hall Closet, and the 3-Car Garage, Extended By 4 FEET, with an Electronic Lift accessing a Floored Attic. This home Truly has it all - Relax, Enjoy and Live Your Best Life!

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

**MLS STATUS:** Active

**MLS:** 21129255

**YEAR BUILT:** 2021

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Robson Ranch Unit 28-1

**LIST DATE:** 12/13/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,138

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.2

**LOT SIZE (SQFT):** 8,712

## INTERIOR FEATURES

### KITCHEN:

- AirPurifier
- IrrigationEquipment

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)


## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● DoorSingle</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BacksToGreenbeltPark</li><li>● Landscaped</li><li>● NoBackyardGrass</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● GasGrill</li><li>● OutdoorKitchen</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gunite</li><li>● Heated</li><li>● InGround</li><li>● Lap</li><li>● OutdoorPool</li><li>● Pool</li><li>● Private</li><li>● Waterfall</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
<b>LISTED BY:</b> Lori Spencer 	
<b>PHONE:</b> 214.616.1693	
<b>COMMUNITY:</b>	
<b>BROKERED BY:</b> Lori Spencer Realtors	
<ul style="list-style-type: none"><li>● Gated</li></ul>	