

# CENTURY 21

Judge Fite Company



## 9533 ARKOSE DRIVE

DENTON, TX 76207



\$1,224,000



2,779 sqft



2 beds



3 baths

---

## DESCRIPTION

Welcome to this stunning Avalon model located in the highly sought-after 55+ community of Robson Ranch. Perfectly positioned on the golf course lot on 5 West. This exceptional home offers ideal southern patio exposure, allowing you to enjoy morning through evening. The backyard is a true resort-style retreat, featuring a beautiful solar-heated pool with a sun deck, a fully equipped outdoor kitchen, a gas fireplace, and powered screens enclosing the entire patio, creating an incredible indoor-outdoor living space year-round. Inside, the home is filled with thoughtful upgrades and designer touches, including plantation shutters throughout, a dedicated office with custom built-ins, and a striking great room fireplace with an LED electric insert that serves as a stunning focal point. The chef's kitchen is equipped with GE Monogram stainless steel appliances, including a refrigerator and farmhouse sink with reverse osmosis plumbing, coffer ceilings with crown molding, quartzite stone countertops blending luxury with everyday convenience. Additional highlights include a spacious climate controlled three-car garage with an oversized four-foot depth extension, epoxy flooring, NewAge storage cabinets, and generous attic storage with an electric lift, heated providing exceptional functionality and organization. This home offers the perfect combination of luxury, comfort, and golf course living in one of the community's most desirable locations, which offers so many amenities. There is something for everyone: Pickleball, tennis, pool, golf, bocce, restaurant, numerous clubs and much more.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21140922

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Robson Ranch Unit 17-1

**LIST DATE:** 01/08/2026

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:**

**SQUARE FEET:** 2,779

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.19

**LOT SIZE (SQFT):** 8,407

## INTERIOR FEATURES

### FIREPLACE:

- Den
- GlassDoors
- GasStarter
- Outside

### FLOOR COVERINGS:

- CeramicTile

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- OutdoorGrill
- OutdoorLivingArea

### SIDING:

- Brick

### POOL TYPE:

- Heated
- InGround
- Pool
- PoolSweep
- SolarHeat
- Community

### FOUNDATION:

- Slab

### FENCING:

- Metal

## UTILITIES

### HEATING/COOLING:

- NaturalGas

### UTILITIES:

- SewerAvailable
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DryBar
- DecorativeDesignerLightingFixtures
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SecurityGate
- SmokeDetectors
- SecurityGuard

### COMMUNITY:

- Clubhouse
- FitnessCenter
- Golf
- Gated
- Lake
- Pickleball
- Pool
- Sauna
- Sidewalks
- TennisCourts
- TrailsPaths

LISTED BY: Yvonne Callahan 

PHONE: 469.630.1525

BROKERED BY: ERA Myers & Myers Realty