

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12566 COMPASSPLANT DRIVE

FRISCO, TX 75035



\$1,049,900



4,013 sqft



5 beds



5 baths

## DESCRIPTION

Completed in 2023, this 4,013 sq ft residence presents a refined layout with 5 bedrooms, 4 full baths, & 1 half bath on a 0.164-acre lot with a 3-car garage. Two bedrooms are located on the main level, including the primary suite. Over \$150k in upgrades! The interior features an open-concept design with an extended living area, waterfall kitchen island, shaker cabinetry, upgraded backsplash, upgraded tile flooring, enhanced carpet padding, accent walls, upgraded stair risers and stain, and lighting upgrades throughout. A large rear sliding door connects the main living space to a covered patio with upgraded exterior tile, creating a seamless indoor-outdoor transition. Additional improvements include a rotunda-style entry, white painted brick exterior, black window accents, upgraded standing shower with bench, utility room sink, exterior fencing, & enhanced rear elevation detailing. The open floor plan offers multiple living, flex, & work-from-home configurations with well-proportioned room sizes, defined gathering areas, & separation between living spaces. Storage is thoughtfully integrated throughout. Kitchen opens to main living area, which offers soaring ceilings & tons of natural light. The property is located near Monarch View Park (0.4 mi), Cottonwood Creek Greenbelt (0.5 mi), and Frisco Commons Park (1.0 mi). Nearby coffee destinations include Heritage Coffee (0.6 mi), Lucky Goat Coffee – Eldorado Pkwy (1.0 mi), and Summer Moon Coffee – Frisco (1.2 mi). Grocery & daily conveniences are available at Market Street – Eldorado Pkwy (1.1 mi). Retail & dining options are accessible at Stonebriar Centre (3.8 mi), minutes from PGA FRISCO, Toyota HQ, & The Star. Located in prestigious Lexington Parks subdivision with community park & community pool, trails, & playground. Frisco ISD with Gunstream Elem 5 min, Wester Middle School 5 min, & Memorial High School 10 min away. Ideal location offers easy access to DNT & 121.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21152669

**YEAR BUILT:** 2023

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Lexington Parks Ph Two

**LIST DATE:** 01/14/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,013

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.16

**LOT SIZE (SQFT):** 7,143

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- GasLog
- GasStarter

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</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>● Lighting</li><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li><li>● Community</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>● BackYard</li><li>● Wood</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</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>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

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

**LISTED BY:** Alvin Paulson 

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**BROKERED BY:** Keller Williams NO. Collin Cty