

# CENTURY 21

Judge Fite Company



## 2272 FOX RIDGE TRAIL

FRISCO, TX 75036



\$519,000



2,478 sqft



3 beds



3 baths

## DESCRIPTION

Attractive Austin Stone exterior and tree planters with brick caps give this 3-bedroom home with study and game room a distinctive and stately look. With easy access to Teel Road, this community of Saddlebrook Village has continued to be in high demand as part of Lone Star Ranch. The pool, park, tennis courts, and clubhouse, a short walk away, make for a well rounded lifestyle that is easy to maintain. With features like hardwood flooring, stainless steel appliances including refrigerator, white cabinets with roll out trays, attractive light fixtures, study and owners' suite down, this home will surely check all the boxes! The spacious utility room includes a washer and dryer and is conveniently located away from living and traffic areas. Landing atop of the stairwell with wrought iron balusters gives panoramic views of both upstairs and down. Game room with media potential along with 2 guest bedrooms, a built-in desk, and a bath give both privacy and convenience to anyone's lifestyle. Lots of privacy in the yard and beautifully kept landscaping. Great location to enjoy all the amenities Frisco has to offer without jeopardizing travel time by moving too far north.

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

**MLS STATUS:** Active

**MLS:** 21157612

**YEAR BUILT:** 2003

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Saddlebrook Village Ph 1

**LIST DATE:** 02/11/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,478

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.15

**LOT SIZE (SQFT):** 6,446

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

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

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- Driveway
- Garage
- GarageDoorOpener
- GarageFacesRear

### LOT DESCRIPTION:

- InteriorLot
- IrregularLot
- Landscaped
- Subdivision
- Sloped
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Courtyard
- PrivateYard
- RainGutters

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas
- Zoned

### UTILITIES:

- NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- CableTv
- VaultedCeilings
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystem
- FireAlarm
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - FitnessCenter
  - Pool
  - Curbs
  - Sidewalks
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**LISTED BY:** Mark Lally 

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**BROKERED BY:** Ebby Halliday, REALTORS