

CENTURY 21

Judge Fite Company



3818 LADERA HEIGHTS BOULEVARD

FRISCO, TX 75034



\$1,295,000



3,263 sqft



4 beds



5 baths

DESCRIPTION

Thoughtfully designed and highly upgraded, this single-story Highland Home blends elevated finishes with everyday functionality. A light brick exterior, custom cedar wood garage doors, and brick paver driveway set a polished tone from the front entry. Inside, wide-plank white oak engineered wood floors, tall ceilings, and statement lighting create an immediate sense of scale and warmth. The stunning foyer flows seamlessly into a private study with custom built-ins, beamed ceiling, and French doors. Entertaining is effortless in the formal dining space, highlighted by wainscoting and a custom wine bar with cabinetry, storage, and upgraded tile. The open living area impresses with soaring beamed ceilings, expansive backyard views, and a stone fireplace with custom mantle. The kitchen anchors the home with upgraded cabinetry, quartz countertops, farmhouse sink, upgraded backsplash, large island, and walk-in pantry. A built-in planning desk and breakfast nook with backyard views add flexibility and charm. Multiple secondary bedrooms offer en-suite upgraded baths, while a dedicated game room is prewired for a full home theater experience. The primary suite features serene backyard views and a spa-inspired bath with dual vanities, custom mirrors, upgraded tile, freestanding soaking tub, oversized glass shower, and a fully customized walk-in closet. Additional highlights include solid core doors throughout, custom RH lighting, tankless water heaters, whole-home air purification, and surge protection. The backyard is resort-style living at its finest: an extended covered patio with outdoor kitchen and speakers, heated pool and spa with LED lighting and waterfalls, turf surround, putting green, thoughtful drainage, and lush, professionally designed landscaping, perfect for year-round enjoyment. Located in Frisco's coveted Edgestone community, residents enjoy trails, parks, fitness center, & close proximity to premier schools, shopping, dining, and the Dallas North Tollway.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21164971

YEAR BUILT: 2019

COUNTY: Denton

TRACT OR SUBDIVIION: Edgestone At Legacy South Phas

LIST DATE: 02/06/2026

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800.451.8055

AREA:

SQUARE FEET: 3,263

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.22

LOT SIZE (SQFT): 9,757

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- SimulatedWood
- Wood

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dryer
- ElectricOven
- GasCooktop
- Disposal
- PlumbedForGas
- Range
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- BayWindows

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Covered● Driveway● GarageFacesFront● Garage● GarageDoorOpener● InsideEntrance● Tandem	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● OutdoorGrill● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● Gunite● Heated● OutdoorPool● Pool● Private● PoolSpaCombo● WaterFeature● Community	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas● Zoned	UTILITIES: <ul style="list-style-type: none">● SewerAvailable● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● CableTv● VaultedCeilings● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● SecuritySystem● SmokeDetectors
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LISTED BY: Jeff Cheney 

COMMUNITY:

PHONE: 972.965.0169

BROKERED BY: Mid Monument Realty

- Clubhouse
- Lake
- Park
- Pool
- TrailsPaths
- CommunityMailbox
- Curbs

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