

# CENTURY 21

Judge Fite Company



## 13811 SORANO DRIVE

FRISCO, TX 75035



\$921,000



3,985 sqft



6 beds



4 baths

## DESCRIPTION

Experience the versatility and functionality of this NORTH-facing home in the Sorano neighborhood, located in Frisco ISD. This expansive residence offers 6 bedrooms and 4 full baths, including a flexible first-floor office with a closet and adjacent full bath that can function as a true 6th bedroom. The home sits on an oversized lot with views of a city park and natural greenbelt. The entry foyer opens to formal living and dining areas, followed by a spacious family room anchored by a corner stone fireplace with hearth. The kitchen features a large island, granite countertops, gas cooktop, stainless steel appliances including refrigerator, ample cabinetry, and a walk-in pantry. The first-floor primary suite includes dual vanities, a separate tub and shower, and a generous walk-in closet. Upstairs, a curved staircase leads to a large open study or game area. Two bedrooms with a full bath are located on one side, while two additional bedrooms share a second full bath on the opposite wing. A dedicated media room includes surround sound wiring, custom built-in cabinetry, sink, and mini-refrigerator. Outdoor living includes a covered patio overlooking the city park, greenbelt, and a professionally installed basketball or sports court. Additional features include abundant storage and flexible living spaces designed for everyday use and entertaining. Conveniently located approximately 0.1 miles to the neighborhood park and greenbelt trail, 0.4 miles to Gabe Nesbitt Park, Apex Centre, tennis and skate park, 0.6 miles to Lifetime Fitness, and about 6 minutes to H-E-B, Kroger, and nearby retail and dining. Easy access to Sam Rayburn Tollway (121). Please provide 1 hour notice son works from home.

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

**MLS STATUS:** Active

**MLS:** 21167661

**YEAR BUILT:** 2013

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Sorano

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,985

**TOTAL BEDS:** 6

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.27

**LOT SIZE (SQFT):** 11,761

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom
- RaisedHearth

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- Refrigerator
- TanklessWaterHeater

### 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>● Concrete</li><li>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BacksToGreenbeltPark</li><li>● Greenbelt</li><li>● InteriorLot</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>● BasketballCourt</li><li>● PrivateYard</li><li>● RainGutters</li><li>● SportCourt</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></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Wood</li><li>● WroughtIron</li></ul>

## UTILITIES


<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</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>● WetBar</li><li>● BuiltInFeatures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>
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### COMMUNITY:

● Curbs  
● Sidewalks

**LISTED BY:** Shannon Moneymaker Bartek 

**PHONE:** 214.280.9000

**BROKERED BY:** Coldwell Banker Apex, REALTORS