

CENTURY 21

Judge Fite Company



7469 BRYCE CANYON DRIVE

FRISCO, TX 75035



\$869,000



3,769 sqft



4 beds



4 baths

DESCRIPTION

Show-stopping former Darling Custom Builder model home loaded with designer finishes and set in the prestigious Lawler Park subdivision of Frisco. This exceptional 4-bedroom, 3.5-bath residence impresses at every turn with hand-scraped hardwood floors, soaring ceilings, and exquisite custom detailing throughout. The luxurious main-level primary suite is a true sanctuary, featuring an elegant tray ceiling, spa-inspired bath with dual vanities, soaking tub, oversized walk-in shower, and a dream-worthy custom closet. A secondary main-level suite offers ideal flexibility for guests or multigenerational living. Designed to entertain, the gourmet kitchen boasts granite countertops, a generous center island, custom vent hood, stainless steel appliances, and abundant cabinetry, flowing seamlessly into the inviting family room with a cozy fireplace. Upstairs, enjoy a spacious game and media room, plus two additional bedrooms connected by a Jack-and-Jill bath. A dedicated home office provides the perfect space for working or creating from home. Additional highlights include a grand statement staircase, professionally landscaped grounds, charming covered front porch, and a spacious 3-car garage. Located in the heart of Frisco—one of North Texas' most vibrant and sought-after cities—this home delivers an unmatched lifestyle. Frisco is renowned for upscale shopping, exceptional dining, and world-class entertainment, and is proudly home to the Dallas Cowboys. Lawler Park offers an upscale neighborhood atmosphere with easy access to the HOA swimming pool and recreation area. A rare opportunity to own a designer-inspired home in a premier Frisco location.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21170069

YEAR BUILT: 2012

COUNTY: Collin

TRACT OR SUBDIVIION: Arbor At Lawler Park Ph 1 The

LIST DATE: 02/04/2026

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800.451.8055

AREA:

SQUARE FEET: 3,769

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.17

LOT SIZE (SQFT): 7,492

INTERIOR FEATURES

FIREPLACE:

- GasLog

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Driveway
- Garage

LOT DESCRIPTION:

- InteriorLot
- Landscaped
- SprinklerSystem

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FENCING:

- Privacy
- Wood

UTILITIES

HEATING/COOLING:

- Central


UTILITIES:

- SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - EatInKitchen
 - GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - CableTv
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LISTED BY: Bradley Hughes 

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BROKERED BY: XC Realty