

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1315 COTULLA DRIVE

ALLEN, TX 75013



\$949,900



4,161 sqft



5 beds



4 baths

## DESCRIPTION

**MUST-SEE SHOWSTOPPER IN HIGHLY SOUGHT-AFTER TWIN CREEKS!** Welcome to 1315 Cotulla Dr, where luxury, comfort, and lifestyle come together in one exceptional home. From the moment you enter, you're greeted by soaring ceilings, hand-scraped hardwood floors throughout, plantation shutters, and rich architectural finishes, all bathed in abundant natural light. Designed with both everyday living and unforgettable entertaining in mind, the open-concept layout flows seamlessly from the elegant interior to your own private backyard retreat—complete with a sparkling pool, relaxing spa, and expansive outdoor living space perfect for hosting or unwinding in total privacy. The chef's kitchen is a true centerpiece, featuring double ovens, a 6-burner gas cooktop, beautiful oak cabinetry, and generous prep space ideal for gatherings of any size. Flexible living areas and generously sized rooms provide endless options for a home office, guest accommodations, or multi-generational living. Upstairs, you'll find three spacious bedrooms, along with an oversized game room and dedicated media room—offering the exciting potential to create your own private golf simulator bay or ultimate entertainment zone. Ideally situated on a premium lot in award-winning Allen ISD, this home is just minutes from top-rated schools, shopping, dining, and everything Twin Creeks has to offer—including miles of scenic hike and bike trails, tranquil ponds, playgrounds, and beautiful green spaces. This is more than a home—it's a lifestyle. Don't miss your opportunity to experience one of Twin Creeks' finest offerings.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21170202

**YEAR BUILT:** 2007

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Twin Creeks Ph 4-D2

**LIST DATE:** 02/19/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,161

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.25

**LOT SIZE (SQFT):** 10,890

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- GasStarter

### FLOOR COVERINGS:

- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas

### WINDOWS:

- Shutters

### 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>● Garage</li><li>● GarageDoorOpener</li><li>● Private</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</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>POOL TYPE:</b> <ul style="list-style-type: none"><li>● DivingBoard</li><li>● InGround</li><li>● Pool</li><li>● Private</li><li>● PoolSpaCombo</li><li>● SaltWater</li><li>● WaterFeature</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>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li><li>● SecurityLights</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Playground</li><li>● Park</li><li>● Pool</li><li>● TrailsPaths</li><li>● Sidewalks</li></ul>	
<b>LISTED BY:</b> Heather Chiniara 	
<b>PHONE:</b> 972.382.8882	

**BROKERED BY:** Keller Williams Prosper Celina