

# CENTURY 21

Judge Fite Company



## 1706 TEXAS HILLS COURT

ALLEN, TX 75013



\$764,900



3,467 sqft



4 beds



3 baths

## DESCRIPTION

Motivated Sellers! Exceptional Home on a Premium Lot in Allen, TX. Nestled on a .33-acre premium lot, this stunning Allen home offers space, comfort, and convenience in one of the area's most desirable locations. Ideally situated with quick access to Highway-Rayburn Tollway & US-75, it's near upscale dining, Collin College Technical Campus, the Allen ISD STEAM Center, and top-rated Allen ISD amenities. Enjoy nearby Costco and a short drive to the outlet mall. This two-story home features 4 bedrooms, 3 full baths, an open-concept living area, and a 3 car garage, with a layout designed for both everyday living and entertaining. Inside, you'll find soaring ceilings and a curved staircase. The gourmet kitchen includes a large island, a new fridgidaire 5burner cooktop, oven, microwave, new Whirlpool dishwasher, extended cabinetry, and abundant prep and serving space. The sun-filled living room features a gas fireplace, creating a warm and inviting gathering space. The private primary suite offers a spa-style bath with separate vanities, soaking tub, oversized walk-in closet, and updated frameless glass shower with bench and niche. A first-floor guest suite with private bath and walk-in closet is ideal for visitors or multi-generational living. A dedicated study with French doors, formal dining, and breakfast nook complete the main level. Upstairs are two spacious secondary bedrooms with walk-in closets, a full bath with dual sinks and private shower area, a game room with attic access, and a media room with platform seating for true movie nights at home. The home also includes a recently installed whole-house water purification system for added comfort and quality. The large backyard features a wooden tile deck patio, room for a pool or garden, and full fencing for privacy, perfect for relaxing evenings or weekend gatherings. Homes with this combination of lot size, upgrades, and location are hard to find. Schedule your showing and come see it in person before it's gone!

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

**MLS STATUS:** Active

**MLS:** 21171078

**YEAR BUILT:** 2012

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Fall Creek Ph 1

**LIST DATE:** 02/06/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,467

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.33

**LOT SIZE (SQFT):** 14,418

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas
- WaterSoftener
- VentedExhaustFan
- WaterPurifier

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached
- HistoricAntique

### PARKING:

- AdditionalParking
- DoorMulti
- DoorSingle
- Garage
- GarageDoorOpener
- GarageFacesSide

### LOT DESCRIPTION:

- Cleared
- CulDeSac
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- PrivateYard

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Fenced
  - Privacy
  - Wood
- 

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
-

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- Loft
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WiredForData
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- FireSprinklerSystem
- SecurityLights

### COMMUNITY:

- Fishing
  - Other
  - TrailsPaths
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Rebekah Elliott 

**PHONE:** 214.293.4620

**BROKERED BY:** eXp Realty LLC