

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12534 TROLLEY DRIVE

FRISCO, TX 75035



\$874,950



4,560 sqft



5 beds



5 baths

## DESCRIPTION

Welcome to 12534 Trolley Drive in Frisco, an exceptional custom residence designed for elevated living and effortless entertaining. This beautifully appointed home blends timeless craftsmanship with refined luxury across two thoughtfully designed levels. From the moment you enter you are welcomed by hand scraped wood floors, solid core doors, plantation shutters, crown molding and a dramatic sweeping staircase beneath a striking dome ceiling. The spacious living room features a gas start fireplace and flows seamlessly into the chef's kitchen. Designed for both everyday living and entertaining, the kitchen offers granite countertops, a 6 burner Wolf gas range, built in Sub Zero refrigerator, expansive island with breakfast bar, copper sink, two walk in pantries and rich knotty alder cabinetry. The breakfast nook provides a light filled space for casual dining while the formal dining room features a tray ceiling and chandelier. A private study with double glass doors creates a perfect work from home space. The primary suite offers a peaceful retreat with tray ceiling, sitting area and spa style bath with dual vanities, jetted tub and oversized walk in closet. A first floor guest suite with walk in closet and private bath is ideal for visitors. The utility room includes built ins, sink, hanging rail and refrigerator plumbing. Completing the first floor is a 3 car tandem rear entry garage secured by an electric gate. Step outside to enjoy your private backyard oasis with ozone pool and spa, covered patio and outdoor kitchen with built in grill, burners and refrigerator. Upstairs features a spacious game room, office nook and media room with built in bar and sink. Three additional bedrooms include one private ensuite and two connected by a Jack and Jill bath. Located in the highly desirable city of Frisco. Tadlock Elementary is located within the neighborhood and Northeast Community Park with soccer fields, skate park and playground is within walking distance.

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

**MLS STATUS:** Pending

**MLS:** 21176046

**YEAR BUILT:** 2008

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Dominion At Panther Creek Ph Three

**LIST DATE:** 03/25/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,560

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.22

**LOT SIZE (SQFT):** 9,583

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater
- IrrigationEquipment

### FIREPLACE:

- GasStarter
- Stone

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

### WINDOWS:

- BayWindows
- Shutters
- WindowCoverings

### 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>● AlleyAccess</li><li>● ElectricGate</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesRear</li><li>● Tandem</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</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>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● RadiantBarrier</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● Private</li><li>● PoolSweep</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>● Gate</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SewerAvailable</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>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● HighSpeedInternet</li><li>● MultipleStaircases</li><li>● CableTv</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</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>	

**LISTED BY:** Rachael Hill   
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