

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6201 CUPLEAF ROAD

FLOWER MOUND, TX 76226



\$622,000



2,685 sqft



4 beds



4 baths

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## DESCRIPTION

**\*3-CAR GARAGE!!\*ARGYLE ISD!!\*CORNER LOT!\*4 BED + OFFICE + GAME ROOM!\* Lower Tax Rate, No PID, No MUD - HUGE SAVINGS! Located in the highly desirable Canyon Falls community and zoned for acclaimed Argyle ISD, this beautifully designed 4-bedroom, 3.5-bath home offers refined living in one of the area's most sought-after master-planned neighborhoods. Situated on a spacious corner lot with generous yard space, this home welcomes you with soaring 20-foot ceilings in the main living area, abundant natural light, and a dramatic floor-to-ceiling stone-look fireplace with gas logs. Luxury Vinyl Plank flooring flows throughout the main living areas, complemented by modern recessed lighting and a seamless open-concept design ideal for both everyday living and entertaining. The kitchen showcases a sophisticated modern aesthetic with two-tone cabinetry, crisp white upper cabinets, expansive quartz countertops, and a sleek subway tile backsplash. A large island with storage and breakfast bar anchors the space, along with an eat-in dining area featuring a built-in desk. Stainless steel appliances include a built-in gas oven and microwave, 5-burner gas cooktop with a vent hood. The dedicated office provides a private work-from-home retreat, while the upstairs game room offers additional flexible living space perfect for relaxing or hosting guests. The spacious primary suite features elegant tray ceilings, abundant natural light, and a thoughtfully designed ensuite bath with a garden soaking tub, oversized walk-in shower with tile surround and bench, and an expansive dual-sink vanity offering generous storage and counter space. All secondary bedrooms are located upstairs in a split floorplan layout, providing privacy and versatility. Residents of Canyon Falls enjoy resort-style amenities including multiple pools, scenic walking and biking trails, parks, a fitness center, and year-round community events—offering an elevated lifestyle in a premier location.**

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

**MLS STATUS:** Active

**MLS:** 21178301

**YEAR BUILT:** 2018

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Canyon Falls Village 6b

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,685

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.26

**LOT SIZE (SQFT):** 11,412

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- GasLog
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricWaterHeater
- GasCooktop
- Disposal
- GasOven
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- 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>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● CornerLot</li><li>● Lawn</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><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</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>● Privacy</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</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>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

- Clubhouse
- Lake
- Playground
- Park
- Pool
- TrailsPaths
- Sidewalks

**LISTED BY:** Charles Brown 

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**BROKERED BY:** Keller Williams Realty