

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2940 SUNNY HILL LANE

PROSPER, TX 75078



\$1,245,000



4,952 sqft



4 beds



6 baths

## DESCRIPTION

UP TO 1% LENDER CREDIT available for conventional, FHA, VA loans which can be used to provide a 12-month introductory interest rate 1 % BELOW market when using the preferred lender. Welcome to 2940 Sunny Hill Lane, where refined design meets resort-style living in Prosper's coveted Gentle Creek community, zoned to Walnut Grove High School. Set on a beautifully landscaped cul de sac lot, this custom-built 4 bedroom, 4 full bath, 2 half bath home delivers nearly 4,952 square feet of elevated comfort, smart technology, and standout craftsmanship. Step inside and feel the impact of soaring vaulted ceilings, rich wood flooring, and curated designer lighting. The expansive living room flows seamlessly into the dining area, where a gas log fireplace creates a warm, inviting focal point shared between the spaces, perfect for both everyday living and elevated entertaining. The kitchen is a true showpiece, featuring a commercial-grade range with vent, double ovens, built-in refrigerator, gas cooktop, oversized island, walk-in butler's pantry, and wine cooler, designed to impress. The primary suite has a spa-inspired bath that includes a garden tub, separate shower, dual vanities, and generous walk-in closets. Upstairs, a secondary bedroom adds flexibility for guests. Dedicated spaces like a private library, media room, and game room ensure there is room for every lifestyle. Outdoors, the enjoy a covered patio, fully equipped outdoor living center with grill, and a heated gunite pool and spa with a tranquil water feature. Built with efficiency in mind, the home includes ENERGY STAR certification along with upgraded insulation and HVAC systems. A 3 car garage adds convenience and storage. Residents of Gentle Creek enjoy access to a community pool, greenbelts, and park areas. Located within Prosper ISD, serving Cynthia A Cockrell Elementary, Lorene Rogers Middle, and Walnut Grove High School, and just minutes from PGA Frisco, shopping, dining, and major commuter routes.

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

**MLS STATUS:** Active

**MLS:** 21185805

**YEAR BUILT:** 2015

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Gentle Creek Ph Eight

**LIST DATE:** 02/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,952

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 0.33

**LOT SIZE (SQFT):** 14,461

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- Masonry
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Marble
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- Range
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### WINDOWS:

- BayWindows
- 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>● DoorMulti</li><li>● DoorSingle</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● CulDeSac</li><li>● InteriorLot</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></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorLivingArea</li><li>● RainGutters</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● PoolSweep</li><li>● PoolSpaCombo</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>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><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>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● CableTv</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>● Curbs</li><li>● Park</li><li>● Pool</li><li>● TrailsPaths</li></ul>	
<b>LISTED BY:</b> Tanya McQueen 	
<b>PHONE:</b> 21422668982142266898	
<b>BROKERED BY:</b> Better Homes & Gardens, Winans	