

CENTURY 21

Judge Fite Company



2304 CARDINAL BOULEVARD

CARROLLTON, TX 75010



\$1,065,000



4,562 sqft



5 beds



5 baths

DESCRIPTION

Experience refined Mediterranean elegance in coveted Austin Waters. This custom-built Darling Home is a true statement of timeless luxury, showcasing a striking stucco facade, classic tile roof, and impeccable architectural detail throughout. From the moment you enter, rich hardwood floors, 5-inch baseboards, soaring 8-foot doors, and stunning wood beams create a warm yet sophisticated ambiance filled with natural light. Designed for both elevated entertaining and effortless daily living, the thoughtfully curated floorplan offers spacious living areas, plantation shutters, and walk-in closets in every bedroom. Every finish was intentionally selected and expertly crafted, delivering a level of quality that discerning buyers will immediately appreciate. Step outside to enjoy three distinct patio spaces overlooking an oversized lot with custom landscaping, perfect for hosting gatherings or enjoying quiet evenings under the Texas sky. A rare 3-car garage completes the home's impressive functionality. Positioned just minutes from the Dallas North Tollway and Highway 121, with premier destinations including The Star, Legacy West, and Grandscape at your doorstep and only 20 minutes to both Love Field and DFW Airport. This location offers unparalleled convenience for those who value both luxury and accessibility! Homes of this caliber in Austin Waters rarely become available. Schedule your private tour today and secure the lifestyle you deserve before this exceptional opportunity is gone.

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21186694

YEAR BUILT: 2012

COUNTY: Denton

TRACT OR SUBDIVISION: Austin Waters Ph 1

LIST DATE: 03/01/2026

AREA:

SQUARE FEET: 4,562

TOTAL BEDS: 5

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.19

LOT SIZE (SQFT): 8,407

INTERIOR FEATURES

FIREPLACE:

- Gas
- GreatRoom

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- VentedExhaustFan
- Washer

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Mediterranean● Detached	PARKING: <ul style="list-style-type: none">● DirectAccess● Garage● GarageFacesRear● Storage	LOT DESCRIPTION: <ul style="list-style-type: none">● InteriorLot
ROOF TYPE: <ul style="list-style-type: none">● Slate● Tile	YARD/GROUNDS: <ul style="list-style-type: none">● FirePit	SIDING: <ul style="list-style-type: none">● Stucco
POOL TYPE: <ul style="list-style-type: none">● None● Community	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● NaturalGas	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● SeparateMeters● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● SecuritySystem● CarbonMonoxideDetectors● SmokeDetectors
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COMMUNITY:

- Playground
- Park
- Pool
- TrailsPaths
- Sidewalks

LISTED BY: Walker Wagner 

PHONE: 81788192558178819255

BROKERED BY: Real Broker, LLC