

CENTURY 21

Judge Fite Company



9780 HICKORY HILL ROAD

FRISCO, TX 75035



\$845,000



3,552 sqft



4 beds



4 baths

DESCRIPTION

Located in the highly sought-after Prosper ISD - Rockhill High School! This beautifully appointed home at 9780 Hickory Hill offers an exceptional blend of luxury, comfort, and privacy on a treed corner lot and direct access to walking trails. Inside, you'll find elegant upgrades throughout including new designer light fixtures in the entry, living, and dining areas, along with high-end sculptured carpet that adds warmth and sophistication. The spacious primary suite is a true retreat, while upstairs features two generously sized bedrooms connected by a Jack-and-Jill bath, plus a half bath, versatile loft and media room wired for surround sound—currently used as a golf simulator room. The chef's kitchen is equipped with quartz countertops, double ovens, a 5-burner gas cooktop, and a walk-in pantry, all opening to the main living area for easy entertaining. Additional highlights include a second downstairs bedroom, oversized laundry room, mud area, whole-house surge protector, Nest thermostats with doorbell and backyard camera, and an epoxied garage floor. Step outside to enjoy the stamped concrete extended patio and completely private backyard, perfect for relaxing or entertaining. TVs and furniture are negotiable, making this incredible home truly move-in ready.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21187615

YEAR BUILT: 2021

COUNTY: Collin

TRACT OR SUBDIVIION: Bretton Woods Ph 1

LIST DATE: 02/25/2026

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800.451.8055

AREA:

SQUARE FEET: 3,552

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.27

LOT SIZE (SQFT): 11,761

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

APPLIANCES:

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

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Driveway● GarageFacesFront● Garage	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● CornerLot● Lawn● Landscaped● Subdivision● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
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">● BackYard● Fenced● Privacy● Wood

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● Loft● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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COMMUNITY:
LISTED BY: Christie Cannon 

PHONE: 978-215-7747
● Pool
● TrailsPaths

● Sidewalks
BROKERED BY: LPT Realty LLC