

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6642 GARRETT RIVER ROAD

FRISCO, TX 75036



\$1,595,000



5,154 sqft



5 beds



7 baths

## DESCRIPTION

Beautifully designed home in the highly sought-after Phillips Creek Ranch community offering expansive living spaces, elevated finishes, and incredible indoor-outdoor entertaining. Just off the entry, double doors open to a study with wood floors and natural light, while the nearby dining room features large windows and a stylish wallpaper accent that elevates the space. The main living area is filled with natural light. Wood floors, two ceiling fans, and a tile-surround fireplace create a comfortable space for relaxing or entertaining. The kitchen is designed with quartz countertops, a large island with breakfast bar, farmhouse sink, tile backsplash, and premium KitchenAid appliances. A walk-in pantry, extended counter space, and additional cabinetry add convenience, while the nearby utility room includes built-ins and space for a second refrigerator. The primary suite offers a peaceful escape with large windows, plush carpet, and custom accent wall molding. The spa-like bath includes tile flooring, a soaking tub, dual vanities, a spacious glass-enclosed shower, and a large walk-in closet. Additional downstairs spaces include a secondary bedroom with ensuite bath, a large game room with built-in wet bar, and a media room. Upstairs features a loft-style game room with built-in shelving, along with three additional bedrooms offering walk-in closets and well-appointed baths. Outdoor living is impressive with a large covered patio overlooking a resort-style pool and spa with water feature, built-in fire pit, and grassy yard. The home also features split three-car garage spaces, including a two-car garage and a separate single-car garage, with EV charging capability. Phillips Creek Ranch offers miles of walking and biking trails, lakes with catch-and-release fishing, a clubhouse, fitness center, pools, parks, & community events. Conveniently located near the DNT & Hwy 121, the home is zoned to Fisd schools & just minutes from The Star, Legacy West, and PGA golf courses.

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**800.451.8055**

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Pending  
**MLS:** 21203426  
**YEAR BUILT:** 2016  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Phillips Creek Ranch Weston Ph  
**LIST DATE:** 03/26/2026

**AREA:**  
**SQUARE FEET:** 5,154  
**TOTAL BEDS:** 5  
**FULL BATHS:** 5  
**HALF BATHS:** 2  
**ACRES:** 0.31  
**LOT SIZE (SQFT):** 13,677

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- GasLog

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

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

### 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>● Covered</li><li>● Driveway</li><li>● Enclosed</li><li>● Garage</li><li>● GarageDoorOpener</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>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● Heated</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</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>● 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>● SewerAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● Dock</li><li>● FitnessCenter</li><li>● Fishing</li><li>● Playground</li><li>● Park</li><li>● Pool</li><li>● TennisCourts</li></ul>	<b>LISTED BY:</b> Jeff Cheney 
<b>PHONE:</b> 972.965.0169	
<b>BROKER/PAID BY:</b> Monument Realty	
<ul style="list-style-type: none"><li>● Curbs</li><li>● Sidewalks</li></ul>	