

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 803 PLACID WAY

ARGYLE, TX 76226



\$849,900



3,174 sqft



4 beds



3 baths

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## DESCRIPTION

One-story Coventry home in Waterbrook with 4 bedrooms, 3 full baths, private office, media room, 3-car garage, and an upgraded outdoor living area with built-in kitchen and pergola—all within Argyle ISD. Built in 2022 and thoughtfully upgraded, this home offers the space buyers want without the wait or uncertainty of new construction. With the number of upgraded items this home was built with in 2022, building it today would cost significantly more, so this is an incredible opportunity for the buyer who wants new but doesn't have time to wait or the decision-making patience it takes to build from the ground up. The lot offers not only beautiful curb appeal, but also a large backyard already equipped with expansive covered patio and plenty of grassy area to play, create a garden or install a pool. Inside the home you're welcomed with a beautiful view and a functional layout. The office is located at the front of the house for less distraction from the central hub of the home, where you'll find the kitchen, living room and dining room. Off of this central area, the spacious and private primary ensuite is located at one end, 2 secondary bedrooms with jack and jill bathroom are located in an opposing corner, while the media room, another full bath and secondary bedroom are located in another wing. This single story layout offers a fantastic flow as well as privacy for all. Not only is this beauty an incredible property, but it's also located in Argyle, a town known for its engaged community and highly sought after school district. Just about 30 minutes to DFW International Airport, about 45 minutes to both Dallas and Fort Worth, Argyle is a fantastic blend of country, community, and daily conveniences within minutes. This home is an absolute joy to show- we can't wait for you to see it! Reach out for a detailed list of upgrades in the home- too many to list here!

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21204917  
**YEAR BUILT:** 2022  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Waterbrook Ph One  
**LIST DATE:** 03/19/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,174  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 0.23  
**LOT SIZE (SQFT):** 9,801

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### APPLIANCES:

- DoubleOven
- Dishwasher
- Disposal
- GasRange
- WineCooler

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Garage

### LOT DESCRIPTION:

- InteriorLot

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- OutdoorGrill
- RainGutters

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- SewerAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets
- WiredForSound

### COMMUNITY:

- Sidewalks
  - TrailsPaths
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**LISTED BY:** Morgan Tower 

**PHONE:** 508.320.8277

**BROKERED BY:** eXp Realty LLC