

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 209 KIRKPATRICK COURT

ARGYLE, TX 76226



\$1,250,000



3,756 sqft



4 beds



5 baths

## DESCRIPTION

Tucked into a premier homesite in Lakes of Argyle, this single-story modern farmhouse offers 4 bedrooms and 4.5 baths with privacy, space, and a connection to nature rarely found in a neighborhood setting. A wooded greenbelt behind the home and green space across the street create peaceful views in every direction. From the moment you arrive, the curb appeal makes an impression - board-and-batten detailing, black windows, and warm cedar accents create a timeless, elevated look. Inside, the home feels both refined and inviting, with natural light pouring through large windows, wide-plank wood floors, and thoughtfully curated designer finishes throughout. The heart of the home is the open living, dining, and kitchen space, designed for everyday moments and effortless entertaining. Slow mornings at the oversized island beneath a stunning black statement hood, holiday gatherings around the dining table, cozy evenings by the fireplace - this space adapts beautifully to daily life. The primary suite offers a true retreat with a freestanding soaking tub, walk-in shower, dual custom closets, and a spa-inspired bath. Custom cabinetry flows through the study, pantry, and closets, and designer lighting elevates every room. Step outside to a backyard built for year-round enjoyment - sparkling pool, covered patio, and outdoor kitchen, all with no rear neighbors and a private, open feel. A 3-car garage with epoxy flooring and integrated smart home technology - security, lighting, climate control, and electric shades - round out this exceptional home. Located in Argyle ISD and zoned to Hilltop Elementary, this is elevated living made effortless.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21206477

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Lakes Of Argyle Phas

**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,756

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.28

**LOT SIZE (SQFT):** 12,153

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas
- TrashCompactor
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### 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>● Driveway</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● Lighted</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Awnings</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorLivingArea</li><li>● RainGutters</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>● Heated</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● Private</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>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</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>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemLeased</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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LISTED BY: Stephanie Wilson 

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BROKERED BY: MAGNOLIA REALTY