



12035 BRYANT DRIVE
FRISCO, TX 75033



\$730,000



2,967 sqft



4 beds



3 baths

DESCRIPTION

Seller offering \$5,000 toward buyer's closing costs with an acceptable offer! Gorgeous Frisco home boasting 11-foot ceilings on an expansive 80 x 125 ft lot! This coveted single-story home offers 2,967 sq ft of living space with a three-car garage, situated in a highly desirable and peaceful Frisco neighborhood. The east-facing orientation fills the home with natural light and provides convenient access to Dallas North Tollway and 121, with top-rated Frisco ISD schools just minutes away. Inside, engineered hardwood floors and crown molding flow throughout the main living areas, creating a warm and inviting atmosphere. A private executive office with double doors offers a quiet work-from-home space, while the formal dining room is ideal for entertaining and connects to the kitchen through a convenient butler's pantry. The gourmet kitchen features painted cabinetry, granite countertops, stainless steel appliances, a gas cooktop, and a spacious walk-in pantry, all opening to a family room with a gas-start fireplace. The primary suite includes a relaxing bay window sitting area and a luxurious ensuite with dual vanities, a dedicated vanity area, garden tub, separate shower, and a spacious walk-in closet. Three additional spacious bedrooms and two full bathrooms provide ample space for family or guests. Outside, enjoy a covered extended patio with pergola and a private backyard with a board-on-board fence and electric gate. This home is walking distance to the community pool and playground and just minutes from Legacy West, The Star, PGA, premier dining, shopping, and new attractions. This exceptional Frisco home combines comfort, style, and a prime location.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21212858

YEAR BUILT: 2008

COUNTY: Denton

TRACT OR SUBDIVIION: Cobb Farm Ph I

LIST DATE: 03/27/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,967

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.23

LOT SIZE (SQFT): 10,149

INTERIOR FEATURES

FIREPLACE:

- GasStarter

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- SomeCommercialGrade
- VentedExhaustFan

WINDOWS:

- BayWindows
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- ElectricGate
- Garage
- GarageDoorOpener
- Storage

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

UTILITIES:

- SewerAvailable
 - WaterAvailable
 - CableAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - HighSpeedInternet
 - OpenFloorplan
 - CableTv
 - WiredForSound
-

LISTED BY: Julie Gonzalez 

BROKERED BY: Weichert Realtors/Property Partners