

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2531 SAGE RIDGE DRIVE

FRISCO, TX 75034



\$950,000



4,374 sqft



5 beds



4 baths

## DESCRIPTION

A rare opportunity to own a generously proportioned, well maintained and beautifully appointed North facing Shaddock-built home in the sought after Pearson Farms community which features green spaces, ponds, trails and a great community pool just around the corner. From the moment you step into the gracious two-story entry foyer, the quality and craftsmanship are unmistakable — rich hardwood flooring, custom plantation shutters, new energy efficient windows, and a striking wrought iron staircase set an immediate tone of refined elegance. Formal living and dining spaces offer a distinguished setting for entertaining, while the heart of the home — a chef's island kitchen — impresses with custom double-stacked cabinetry, granite countertops, double ovens, and a five-burner gas cooktop with commercial strength vent. The kitchen opens seamlessly to a sun-filled breakfast area and an expansive family room, creating the effortless flow today's buyers expect. The main level is thoughtfully designed to accommodate multi-generational living, featuring a well-appointed guest suite alongside a private and luxurious primary retreat. Upstairs, an oversized game room with walk-out attic access provides exceptional storage, while the dedicated media room — framed by double French doors, a step-up bar, and a tech closet — delivers a true cinematic experience. Three additional bedrooms and two full baths complete the upper level. Outdoors, a generous covered patio extends the living space and invites year-round enjoyment and privacy. Feeds incredible FUSD schools: Vaughn Elem., Pioneer MS, Reedy HS.

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

**MLS STATUS:** Active

**MLS:** 21216767

**YEAR BUILT:** 2013

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Pearson Farms 1a

**LIST DATE:** 03/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,374

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.17

**LOT SIZE (SQFT):** 7,230

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- FamilyRoom
- Gas
- GasStarter
- RaisedHearth
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Tudor
- Detached

### PARKING:

- DoorMulti
- DoorSingle
- EpoxyFlooring
- Garage
- GarageDoorOpener
- GarageFacesRear
- Storage

### LOT DESCRIPTION:

- Landscaped
- Level
- NativePlants
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Awnings
- Lighting
- PrivateYard
- RainGutters

### SIDING:

- Brick
- Cedar
- RadiantBarrier
- Rock
- Stone
- StoneVeneer

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- Privacy
  - Wood
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## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DryBar
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WiredForData
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors

### COMMUNITY:

- Fishing
  - Lake
  - Playground
  - Park
  - Pool
  - TrailsPaths
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Zak Anderson 

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**BROKERED BY:** Compass RE Texas, LLC