

CENTURY 21[®]

Judge Fite Company



1570 TUMBLING RIVER DRIVE

FRISCO, TX 75036



\$950,000



3,536 sqft



4 beds



4 baths

DESCRIPTION

A striking blend of timeless architecture and modern livability, this beautifully appointed home welcomes you with exceptional curb appeal, featuring a classic brick and stone façade, manicured landscaping, and a spacious 3-car garage. Step inside to discover rich hardwood flooring, soaring ceilings, and an open, light-filled layout designed for both everyday comfort and elegant entertaining. The inviting formal dining space is perfectly positioned at the front of the home, framed by large windows and designer lighting, creating an ideal setting for hosting. At the heart of the home, the gourmet kitchen impresses with an oversized quartz island, sleek stainless steel appliances, double ovens, custom cabinetry, and a statement vent hood—all opening to a spacious family room. This space is anchored by a stunning fireplace and enhanced by dramatic ceiling heights and walls of windows, flooding the home with natural light. The private primary suite serves as a serene retreat, featuring a tray ceiling and a spa-inspired bath complete with dual vanities, a soaking tub, and a separate walk-in shower. A sophisticated and versatile home office offers the perfect balance of productivity and comfort. Main floor guest bed. The spacious game room offers a bright and inviting secondary living area, ideal for relaxing or entertaining. With ample room for a lounge setup, play area, this flexible space adapts to any lifestyle. Elevate your entertainment experience in your dedicated media room. The expansive covered patio is designed for year-round enjoyment, featuring a built-in outdoor kitchen with grill, a cozy fireplace, and multiple seating areas—all overlooking a beautifully maintained yard with peaceful greenbelt views and no immediate rear neighbors. Whether hosting guests or enjoying quiet evenings, this outdoor space delivers the ultimate in Texas living.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21220075
YEAR BUILT: 2014
COUNTY: Denton
TRACT OR SUBDIVIION: Phillips Creek Ranch
LIST DATE: 04/08/2026

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800.451.8055

AREA:
SQUARE FEET: 3,536
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 1
ACRES: 0.18
LOT SIZE (SQFT): 7,840

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

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

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● GarageFacesFront● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● Greenbelt● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● OutdoorGrill● OutdoorLivingArea● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● None● Community	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Wood● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas● Zoned	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● SeparateMeters● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● Pantry● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystemOwned● SecuritySystem● SmokeDetectors
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COMMUNITY:

- Clubhouse
- FitnessCenter
- Fishing
- FencedYard
- Playground

LISTED BY: Cary McCoy 

PHONE: 972.608.0300

- Sidewalks
- TrailsPaths
- Curbs

BROKERED BY: Ebby Halliday Realtors