

# CENTURY 21

Judge Fite Company



## 3031 SUNNY HILL LANE

PROSPER, TX 75078



\$1,070,000



4,218 sqft



4 beds



6 baths

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## DESCRIPTION

Positioned on a beautifully landscaped corner lot in Gentle Creek Estates, Prosper's only golf course community, this Huntington Home offers refined design and everyday livability in one of the area's most established neighborhoods. Zoned to highly acclaimed Prosper ISD and Walnut Grove High School, this is a location buyers wait for and truly value. Inside, real wood floors carry throughout the main living spaces, setting a warm, cohesive tone. The living room features vaulted ceilings with beams and a stone fireplace with gas logs, complemented by custom built-ins and natural light that fills the space throughout the day. The kitchen is finished with top tier KitchenAid appliances, including a built-in refrigerator, six burner cooktop, double ovens, and an oversized island that naturally becomes the center of the home. Cabinetry extends to the ceiling, with a butler's area and walk-in pantry for added storage. The breakfast nook is generously sized and includes a built-in desk, ideal for everyday living. The primary suite is privately situated on the main level with bay windows and a well-appointed bath featuring separate vanities, a frameless glass shower with rain head, linen storage, and a walk-in closet connecting to the utility room. A downstairs guest suite with ensuite bath, dedicated study with custom built-ins and French doors, formal dining, mud bench and powder bath complete the first floor. Upstairs offers a spacious game room with wet bar and extended flex space, media room with projector and surround sound, and two bedrooms each with ensuite bathrooms and walk-in closets. An additional powder bath, built-in desk, and walk-out attic provide excellent storage and flexibility. 3-car garage with epoxy floors and built-in storage cabinets. Extended covered patio with surround sound overlooks a private, beautifully landscaped backyard designed for both relaxed evenings and easy, effortless entertaining. Residents enjoy community pool, park and playground.

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

**MLS STATUS:** Active

**MLS:** 21221615

**YEAR BUILT:** 2016

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Gentle Creek

**LIST DATE:** 04/09/2026

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 4,218

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 0.3

**LOT SIZE (SQFT):** 13,111

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater

### WINDOWS:

- BayWindows
- Shutters
- 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>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Storage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Garden</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li><li>● Community</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>● Wood</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>● CableAvailable</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● SmartHome</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

- Playground
- Park
- Pool
- Sidewalks
- TrailsPaths

**LISTED BY:** Shannon Patterson 

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**BROKERED BY:** Coldwell Banker Apex, REALTORS