

CENTURY 21[®]

Judge Fite Company



11116 EMORY OAK RIDGE

FLOWER MOUND, TX 76226



\$869,900



3,385 sqft



4 beds



4 baths

DESCRIPTION

****OPEN HOUSE SATURDAY MAY 2, 103PM**** Exceptional Drees Custom Home in Argyle ISD. Designed with a highly functional 1.5-story layout, this residence stands out by offering three full bedrooms and three full bathrooms on the main level. The experience begins with a deep front porch and a dramatic double-height foyer. The entrance reveals a thoughtful design: a private guest bedroom with an adjacent full bath, alongside a dedicated study with elegant glass French doors. The elongated foyer leads into a vast, open-concept living space where soaring ceilings are anchored by a striking architectural beam. The modern white kitchen flows into the living area, where a massive sliding glass door provides a seamless transition to the outdoors. The primary suite serves as a private retreat on the main floor, situated alongside a secondary bedroom that features its own full ensuite bathroom—providing rare convenience and accessibility. The functional design continues with an oversized laundry and utility suite, complete with a sink, abundant storage, and ample space for a secondary refrigerator. The home also features a three-car split garage, including a separate one-car bay ideal for a workshop or golf cart. Upstairs, a sprawling loft offers a versatile footprint for entertainment, complemented by a fourth spacious bedroom and a well-appointed full bathroom. Situated on an expansive lot, the Texas-sized backyard is a blank canvas ready for a custom pool. Located in Canyon Falls, residents enjoy HOA-provided front yard maintenance, cable, internet, and resort-style amenities. Best of all, the acclaimed Argyle ISD high school and elementary are located right within the community!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21222773

YEAR BUILT: 2023

COUNTY: Denton

TRACT OR SUBDIVIION: Canyon Falls Village 12

LIST DATE: 04/02/2026

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800.451.8055

AREA:

SQUARE FEET: 3,385

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.25

LOT SIZE (SQFT): 10,802

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dishwasher
- Disposal
- Microwave
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

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| STYLE: <ul style="list-style-type: none">● Traditional● Detached | PARKING: <ul style="list-style-type: none">● Concrete● DoorMulti● Driveway● GarageFacesFront● Garage● GarageDoorOpener | LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees |
| ROOF TYPE: <ul style="list-style-type: none">● Composition | YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● RainGutters | SIDING: <ul style="list-style-type: none">● Brick |
| 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">● BackYard● Wood |

UTILITIES

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| HEATING/COOLING: <ul style="list-style-type: none">● Central● Fireplaces | UTILITIES: <ul style="list-style-type: none">● SewerAvailable● WaterAvailable● CableAvailable |
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ADDITIONAL PROPERTY DETAILS

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| AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● CathedralCeilings● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets |
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| COMMUNITY: <ul style="list-style-type: none">● Clubhouse● Playground● Park● Pool● TrailsPaths● CommunityMailbox● Sidewalks |
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LISTED BY: Veronica Delic 

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BROKERED BY: eXp Realty LLC