

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1720 MISTLETOE DRIVE

FLOWER MOUND, TX 75022



\$2,800,000



5,492 sqft



6 beds



6 baths

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## DESCRIPTION

Set on a picturesque, tree-filled estate in the heart of Flower Mound, this exceptional property offers a refined blend of luxury living, privacy, and equestrian functionality—eight miles from DFW airport and just minutes from Murrell Park and the shores of Lake Grapevine. Built in 2005 and meticulously maintained, the residence reflects timeless craftsmanship and thoughtful design. Rich hardwood flooring, solid core doors, and custom cherrywood cabinetry elevate the interiors, while a striking gas fireplace anchors the main living space. Engineered for both comfort and efficiency, the home features radiant barrier construction, enhanced insulation, expansive walk-in attic storage, and is structurally designed to accommodate a future third-story expansion. Outdoor living is equally impressive. A 2017 addition introduced an elevated covered patio and fully equipped outdoor kitchen—perfectly positioned to take in sweeping views of the serene, oak-studded landscape. The resort-style backyard features a heated pool and oversized spa with dual jets, creating a private retreat ideal for both entertaining and relaxation year-round. Designed with the equestrian lifestyle in mind, the property includes a 3,000-square-foot barn complete with two stalls and a wash station, finished with commercial-grade roofing and framed by classic split-rail pipe fencing. A separate one-bedroom, one-bath guest residence provides ultimate flexibility—ideal for extended family, guests, or a private executive office. This is a rare opportunity to own a true estate property—offering acreage, privacy, and high-end amenities

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

**MLS STATUS:** Active

**MLS:** 21225453

**YEAR BUILT:** 2005

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Theriot Farms

**LIST DATE:** 04/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,492

**TOTAL BEDS:** 6

**FULL BATHS:** 6

**HALF BATHS:** 0

**ACRES:** 5.53

**LOT SIZE (SQFT):** 240,712

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### FIREPLACE:

- GasLog
- LivingRoom
- Outside
- RaisedHearth
- Stone

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● CircularDriveway</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Agricultural</li><li>● CornerLot</li><li>● Pasture</li><li>● ManyTrees</li><li>● SprinklerSystem</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>● Balcony</li><li>● GasGrill</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunit</li><li>● InGround</li><li>● Pool</li><li>● SaltWater</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● NaturalGasAvailable</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li><li>● CableAvailable</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>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>
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