

CENTURY 21[®]

Judge Fite Company



12387 SHOAL FOREST LANE

FRISCO, TX 75033



\$1,550,000



4,342 sqft



3 beds



4 baths

DESCRIPTION

This one-of-a-kind French Quarter Colonial–inspired residence blends timeless elegance with modern comfort on a premier corner lot overlooking the European-style town square in the prestigious guard-gated Newman Village community in sought-after West Frisco. Manicured landscaping frames the striking red brick façade, defined by its balanced symmetry and refined decorative ironwork. Inside, an expansive open-concept design is filled with natural light, soaring ceilings, and sophisticated finishes throughout. A welcoming front sitting room sets the tone, complemented by a private study with a coffered ceiling and French doors. The main level also features a media room and a beautifully appointed island kitchen that flows seamlessly into the dining area, walk-in wet bar, and inviting den with fireplace. Each bedroom is ensuite and thoughtfully positioned for privacy, including a guest suite on the main level and two upstairs. The spacious primary retreat offers a private balcony overlooking the square, creating a serene setting with views of the fountain below. Throughout the home, many rooms capture tranquil courtyard, patio, and park-like views. A bonus room and future elevator space—currently configured as stacked closets—add flexibility for evolving needs. Designed for entertaining, the outdoor living space features a covered patio opening to a peaceful courtyard with its own fountain, an outdoor kitchen with serving bar, a charming side patio, and a pool with water features and spa. Located within a highly acclaimed school district and minutes from premier shopping, dining, and major thoroughfares, this home offers both luxury and convenience. Enjoy the Newman Village pool, pickleball, tennis, pocket parks, and the square with community center. Extensively upgraded and meticulously maintained, with over \$246,000 in enhancements by the current owners, this residence is a rare opportunity to own one of Newman Village’s most distinctive homes.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21226467

YEAR BUILT: 2008

COUNTY: Denton

TRACT OR SUBDIVIION: Newman Village Ph One

LIST DATE: 04/09/2026

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800.451.8055

AREA:

SQUARE FEET: 4,342

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.21

LOT SIZE (SQFT): 9,365

INTERIOR FEATURES

FIREPLACE:

- Den
- GasLog
- GasStarter

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- PlumbedForGas
- Refrigerator
- WineCooler

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● FrenchProvincial● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AlleyAccess● Driveway● Garage● GarageDoorOpener● GarageFacesRear	LOT DESCRIPTION: <ul style="list-style-type: none">● CornerLot● InteriorLot● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Courtyard● GasGrill● Lighting● OutdoorGrill	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● Gunitite● InGround● Pool● PoolSweep	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Metal

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● WetBar● DecorativeDesignerLightingFixtures● HighSpeedInternet● KitchenIsland● CableTv● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● SecurityGate● GatedCommunity● SmokeDetectors● SecurityGuard
COMMUNITY: <ul style="list-style-type: none">● Curbs● Gated● Sidewalks	

LISTED BY: Debbie Murray 

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BROKERED BY: Allie Beth Allman & Assoc.