

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13393 DETERMINE DRIVE

FRISCO, TX 75035



\$1,649,900



5,338 sqft



5 beds



6 baths

## DESCRIPTION

Experience elevated living in a guarded, gated Frisco community. This thoughtfully designed 2 story residence offering 5 ensuite bedrooms, dual primary suites on lower level and over 5,300 square feet of refined space where every room feels intentional, every detail adds comfort, and every corner invites you to imagine the way you want to live. Completed in 2022 and situated on a north-facing spacious lot, this home blends sophisticated design with functional flexibility for modern lifestyles. A grand entry introduces a private home office and an elegant staircase, opening to a light filled living area with soaring ceilings and a striking floor-to-ceiling stone fireplace. Oversized windows enhance the open concept layout, creating a seamless flow for both daily living and entertaining. The kitchen is designed for gatherings, featuring a butler's pantry, wet and dry bar, and direct connection to the formal dining space. Designer finishes, custom cabinetry, and carefully selected lighting add both style and purpose throughout. The main level offers a rare multigenerational layout with two spacious primary suites, along with a dedicated fitness room. The primary suite includes a spa-inspired bath with dual vanities, two private commodes, a walk-through shower, and expansive walk-in closets with custom organization. Upstairs, a large game room and private media room provide additional living and entertainment space, along with three generously sized bedrooms, each with its own ensuite bath. Outdoor living includes a covered patio and a generously sized backyard with room for a future pool. Community amenities include gated and guarded security, clubhouse, resort-style pool, fitness center, parks, playground, and access to jogging and biking trails.

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

**MLS STATUS:** Active

**MLS:** 21233253

**YEAR BUILT:** 2021

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Lexington Ph Eleven-B

**LIST DATE:** 04/17/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,338

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 0.27

**LOT SIZE (SQFT):** 11,674

## INTERIOR FEATURES

### KITCHEN:

- Dehumidifier
- HomeTheater
- IrrigationEquipment

### FIREPLACE:

- FamilyRoom
- Gas

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Concrete</li><li>● DoorMulti</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● WoodSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</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></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>● ElectricityConnected</li><li>● NaturalGasAvailable</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>● BuiltInFeatures</li><li>● Chandelier</li><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● Loft</li><li>● MultipleMasterSuites</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● PanelingWainscoting</li><li>● SmartHome</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredOrSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● FireSprinklerSystem</li><li>● SecurityGate</li><li>● GatedCommunity</li><li>● SmokeDetectors</li><li>● SecurityGuard</li></ul>
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LISTED BY: Ekram, Shalabi 

PHONE: 214.210.1500

COMMUNITY:

BROKERED BY: Ebby Halliday, REALTORS

- Gated