

CENTURY 21[®]

Judge Fite Company



16222 TIMBERFIELD DRIVE

FRISCO, TX 75035



\$915,000



3,562 sqft



4 beds



4 baths

DESCRIPTION

Opportunities like this are increasingly rare—combining location, lot, and layout, a Frisco address, highly sought-after Prosper ISD, NO PID, NO MUD and a low tax rate. Set on a premium .3 acre pie-shaped lot, this home stands out with a backyard you can actually use—offering the space and flexibility to create a true outdoor oasis with room for a pool, spa, cabana, outdoor kitchen, putting green and more. The floor plan is both functional and highly desirable, featuring 4 bedrooms, 3.1 baths with 2 bedrooms and 2 full baths on the first floor, including a private owner's suite tucked at the back. A dedicated study and soaring vaulted ceilings create an open, livable layout that balances everyday comfort with entertaining. At the center of the home, the kitchen delivers with an oversized island, extensive cabinetry and expansive quartz counter space, white cabinetry, stainless steel appliances and large walk-in pantry. The family room offers impressive scale and natural light, with architectural offsets that frame a sleek electric fireplace—creating a refined space and a unique opportunity to design a custom focal point. Upstairs includes two generously sized bedrooms, a game room overlooking the family room and a media room pre-wired for 7.1 surround sound—ideal for a true home theater experience. Additional highlights include full-encapsulation spray foam insulation -delivering enhanced comfort and energy efficiency, whole-home water filtration with reverse osmosis at the kitchen, a utility room pre-plumbed for a sink, a true 3-car garage -24' deep and extensive wood flooring complemented by upgraded 8' interior doors, enhancing the home's overall scale and design. Community amenities include a pool and trails. Ideally located near the University of North Texas at Frisco, Gates of Prosper, PGA and Fields West—home to the future Ritz-Carlton and premier dining, shopping, and entertainment—placing you at the center of Frisco's most dynamic growth corridor.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21233629

YEAR BUILT: 2022

COUNTY: Collin

TRACT OR SUBDIVIION: Bretton Woods Ph 1

LIST DATE: 04/09/2026

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800.451.8055

AREA:

SQUARE FEET: 3,562

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.31

LOT SIZE (SQFT): 13,524

INTERIOR FEATURES

FIREPLACE:

- Electric
- FamilyRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● DoorMulti● DoorSingle● Driveway● GarageFacesFront● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● IrregularLot● Lawn● Landscaped● Level● Subdivision● SprinklerSystem
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● Rock● Stone
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

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

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WiredForData● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● FireAlarm
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COMMUNITY:

LISTED BY: Kam Gill   

PHONE: 972.335.6564

BROKERED BY: Ebby Halliday Realtors