

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2256 CARDINAL BOULEVARD

CARROLLTON, TX 75010



\$1,042,000



4,381 sqft



5 beds



6 baths

## DESCRIPTION

Stunning Tudor-style home in the sought-after Austin Waters community, built by Highland Homes and offering an exceptional, family-friendly floor plan with abundant flex space. This light-filled home features a dramatic entry with custom front door, vaulted ceilings, and hand-scraped wood flooring throughout the main living areas. Designed for both everyday living and entertaining, the layout includes a dedicated office, spacious game room, media room, and an additional flex workspace with built-ins off the kitchen and breakfast area. The home offers five bedrooms, including Jack-and-Jill secondary bedrooms, along with a luxurious primary suite featuring a spa-like bathroom and an oversized walk-in closet. Recent interior paint enhances the bright, inviting feel, complemented by plantation shutters throughout. Step outside to a large covered patio with outdoor kitchen, perfect for entertaining, along with a private rear-entry driveway, motorized gate, board-on-board fencing, and a three-car garage with additional parking space. Ideally located in a family-friendly neighborhood with parks, playgrounds, and green spaces nearby, and just minutes from Legacy West, Grandscape, and The Star, with easy access to major roads, shopping, dining, and entertainment.

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

**MLS STATUS:** Active

**MLS:** 21234479

**YEAR BUILT:** 2010

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Austin Waters Ph 1

**LIST DATE:** 04/22/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,381

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 0.16

**LOT SIZE (SQFT):** 7,187

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- GasCooktop
- PlumbedForGas

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Tudor
- Traditional
- Detached

### PARKING:

- ElectricGate
- Garage
- GarageDoorOpener
- GarageFacesRear

### LOT DESCRIPTION:

- BacksToGreenbeltPark
- InteriorLot

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- OutdoorGrill

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures

### SECURITY FEATURES:

- SecuritySystem
  - FireAlarm
- 

**LISTED BY:** Kelly Boulton 

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**BROKERED BY:** Better Homes & Gardens, Winans