

# CENTURY 21

Judge Fite Company



## 2154 IPSWICH LANE

FRISCO, TX 75036



\$849,900



2,990 sqft



4 beds



3 baths

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## DESCRIPTION

This home blends timeless architecture w-modern comfort, offering a warm yet elevated living experience throughout—and is a rare one-story opportunity on a generously sized lot w-quality finishes throughout. From the exterior, you're welcomed by a striking combination of brick and stone, accented with rich wood garage doors—creating a strong first impression w-classic curb appeal. Inside, the home opens to thoughtfully designed spaces filled with natural light & architectural detail. The dining area is framed by a dramatic arched opening and complemented by a built-in serving space and wine grotto—perfect for entertaining. The open-concept living room features soaring ceilings, expansive windows, and a beautiful stone fireplace that anchors the space with warmth and character. The kitchen is a true centerpiece, showcasing an oversized island w-seating, custom cabinetry that extends to the ceiling, designer lighting, and stainless steel appliances. It flows seamlessly into the breakfast area and main living space, creating an ideal layout for everyday living & hosting. The primary suite is generously sized with a wall of windows & tray ceiling detail, offering a peaceful retreat. The spa-inspired bath includes a soaking tub, separate shower, dual vanities, and abundant space to unwind. Three well-sized secondary bedrooms offer comfort and versatility, each featuring ample closet space and easy access to beautifully appointed baths—ideal for family or guests. A dedicated private office provides a quiet & functional space for working from home or a refined study, thoughtfully positioned for both privacy and convenience. In every detail, this home captures effortless luxury and functional design—made even more special by its rare single-story layout on a generous lot. With quality finishes, timeless style, and a layout built for both everyday living and entertaining, this is a home that checks every box and leaves a lasting impression.

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

**MLS STATUS:** Active

**MLS:** 21237182

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Phillips Creek Ranch

**LIST DATE:** 04/21/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,990

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.21

**LOT SIZE (SQFT):** 8,973

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● SprinklerSystem</li><li>● FewTrees</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>● 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>● None</li><li>● Community</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>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</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>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● Curbs</li><li>● FitnessCenter</li><li>● Fishing</li><li>● Lake</li><li>● Playground</li><li>● Park</li><li>● Pool</li><li>● Sidewalks</li><li>● TrailsPaths</li></ul>
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**LISTED BY:** Cary McCoy 

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**PHONE:** 972.608.0300

**BROKERED BY:** Ebby Halliday Realtors