

# CENTURY 21

Judge Fite Company



## 5996 CLEARWATER DRIVE

THE COLONY, TX 75056



\$515,000



3,039 sqft



4 beds



3 baths

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## DESCRIPTION

RARE OPPORTUNITY FOR A HOME OF THIS SIZE TO BE AVAILABLE IN THE CASCADES! SUPERB SE LOCATION IN THE COLONY JUST MINUTES FROM THE HWY 121 CORRIDOR AND CLOSE TO THE DALLAS NORTH TOLLWAY. ROOF REPLACED 2025. HVAC REPLACED N PAST FEW YEARS. GRAND ENTRY WAY. FORMAL LIVING LEFT OF ENTRY. MOVE FORWARD TO THE FORMAL DINING ON THE RIGHT. PATIO DOORS OFF FORMAL DINING TO THE FLAGSTONE SIDE PATIO. 16 INCH TILE DOWNSTAIRS FOR COOL, EASY CLEANING. SPINDLE STAIRCASE. KITCHEN WITH AN ABUNDANCE OF CABINETS AND COUNTERTOP OPEN TO FAMILY ROOM W-GRANITE, SS APPLIANCES, BREAKFAST BAR, AND EAT-IN KITCHEN. BUTLERS PANTRY ON WAY TO LAUNDRY ROOM AND GARAGE. RECESSED LIGHTING. 7.1 SURROUND SOUND IN FAMILY & GAMEROOM. HUGE MASTER BEDROOM. ADDITIONAL FLAGSTONE PATIO IN BACK OFF OF KITCHEN EATING AREA. HOA TAKES CARE OF FRONT YARD. COMMUNITY POOL AND PLAYGROUND. CLOSE TO SCHOOLS, TOYOTA, NFM, WORLD RENOWNED GRANDSCAPE, A MASSIVE 433-ACRE, INDOOR-OUTDOOR MIXED-USE ENTERTAINMENT AND DINING CENTER.

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

**MLS STATUS:** Active

**MLS:** 21240930

**YEAR BUILT:** 2007

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Cascades At The Legends Ph 1b

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

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 3,039

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.15

**LOT SIZE (SQFT):** 6,751

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- InteriorLot
- SprinklerSystem

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Stucco
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Wood
- WroughtIron

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Zoned

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DryBar
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets

### COMMUNITY:

- CommunityMailbox
  - Curbs
  - Sidewalks
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**LISTED BY:** Dawn Arnold 

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**BROKERED BY:** Pinnacle Realty Advisors