

CENTURY 21[®]

Judge Fite Company



3206 TIMBERLINE DRIVE

HIGHLAND VILLAGE, TX 75077



\$850,000



4,186 sqft



4 beds



4 baths

DESCRIPTION

We are in receipt of multiple offers. The deadline to submit your best and final offer is Tuesday at 12 pm. Welcome to this exceptional custom home in the highly desirable Highland Shores community of Highland Village—where space, style, and comfort are thoughtfully combined for everyday living and entertaining. From the moment you arrive, the inviting front porch with French door access sets the tone for this warm and welcoming home. Inside, hand-scraped wood floors flow through the entry, formal dining, and formal living rooms, creating a timeless and elegant feel. The formal dining room opens directly to the porch, offering a seamless indoor-outdoor experience that's perfect for gatherings. The kitchen is designed as the heart of the home, featuring granite countertops, a tile backsplash, center island, and updated range and refrigerator—ideal for both casual meals and hosting. The private study with French door entry and a beautiful coffered ceiling provides a quiet and refined workspace. A stunning curved staircase with wrought iron detailing anchors the home and leads upstairs, where you'll find a spacious media room, game room, and three generously sized bedrooms—plenty of room for relaxation, play, and family life. Step outside to enjoy the beautifully treed lot, complete with a covered patio and outdoor fireplace—perfect for year-round entertaining. The backyard also features a stained fence and low-maintenance turf near the patio for added convenience and appeal. The three-car garage and oversized utility room are designed to support a busy household. Additional highlights include a 2024 roof and 2022 AC units. Enjoy the beauty of Highland Village living, with exemplary schools and miles of scenic trails—including those throughout Highland Shores—perfect for an outdoorsy lifestyle or those who just enjoy the views. With its generous layout and inviting features, this home is an ideal fit for a family looking to enjoy all that Highland Shores has to offer.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21241412

YEAR BUILT: 2006

COUNTY: Denton

TRACT OR SUBDIVIION: Highland Shores Ph 17c I

LIST DATE: 04/21/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,186

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.33

LOT SIZE (SQFT): 14,244

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Garage● GarageDoorOpener● GarageFacesSide● WorkshopInGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● Landscaped● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● 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">● Combination	FENCING: <ul style="list-style-type: none">● Metal

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● FireAlarm
COMMUNITY: <ul style="list-style-type: none">● Clubhouse● Curbs● Playground● Park● Pool● TennisCourts● TrailsPaths	

LISTED BY: Stephanie Seay 

PHONE: 214.636.8485

BROKERED BY: Keller Williams Realty-FM