

CENTURY 21[®]

Judge Fite Company



14109 KATILIZ PLACE

FRISCO, TX 75035



\$1,109,000



4,202 sqft



5 beds



4 baths

DESCRIPTION

Welcome to this beautifully maintained K Hovnanian home in highly sought-after gated community of Richwoods, perfectly positioned on 0.2 corner lot, facing North lot close to playgrounds, schools & clubhouse with resort-style amenities. Offering 5 spacious beds, 4 full baths, 3 Car garage and 4,202 sq ft of thoughtfully designed living space, this home blends elegance, comfort, and functionality. Step inside to a grand foyer highlighted by a stunning spiral staircase and light, modern finishes that create an inviting first impression. The front of the home features a private study, ideal for working from home, along with a downstairs guest suite offering comfort and convenience for visitors or multigenerational living. The heart of the home is the open-concept living area where the cozy family room with corner fireplace connects to the chef's kitchen with floor to ceiling cabinets, all overlooking the sparkling backyard pool. Designed for entertaining and everyday living, the updated kitchen showcases ceiling-height soft close white cabinetry, modern backsplash, double ovens, gas cooktop, abundant prep space, butler's pantry and easy flow into the formal dining room. Privately tucked away downstairs, the spacious primary suite enjoys peaceful pool views and offers a spa-inspired bath complete with dual vanities, soaking tub, separate shower, and two walk-in closets. Upstairs is designed for fun and flexibility with a large game room, media room, and two secondary bedrooms. In addition, a separate private quarter with its own bedroom and bath creates the perfect retreat for a teenager or a long-term guest. The backyard is your personal oasis featuring a sparkling saltwater pool & spa, and space to relax or entertain year-round with a ready to use built in grill. Located conveniently to State Highway 121, premier shopping, dining, and entertainment, this move-in-ready home offers a rare opportunity in one of the area's most desirable gated communities. Don't miss it!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21242222

YEAR BUILT: 2012

COUNTY: Collin

TRACT OR SUBDIVIION: Richwoods Ph Six

LIST DATE: 04/24/2026

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800.451.8055

AREA:

SQUARE FEET: 4,202

TOTAL BEDS: 5

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.2

LOT SIZE (SQFT): 8,624

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● Covered● DoorSingle● Driveway● GarageFacesFront● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● CornerLot● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● BuiltInBarbecue● Barbecue● Deck● GasGrill● OutdoorKitchen● RainGutters	POOL TYPE: <ul style="list-style-type: none">● Gunite● Heated● Pool● PoolSpaCombo● SaltWater● Waterfall● Community
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Brick● Fenced	

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● GraniteCounters● HighSpeedInternet● KitchenIsland● Pantry● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● GatedCommunity● SmokeDetectors● SecurityGuard● SecurityLights● GatedWithGuard
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COMMUNITY:

- Clubhouse
- FitnessCenter
- Playground
- Pool
- TrailsPaths

LISTED BY: Shuzola Ung 

BROKERED BY: Ebby Halliday Realtors