

# CENTURY 21

Judge Fite Company



## 13797 FRENCH CREEK LANE

FRISCO, TX 75035



\$740,000



3,176 sqft



4 beds



3 baths

---

## DESCRIPTION

Built by Highland Homes and thoughtfully upgraded throughout, this beautifully designed home sits on a desirable corner lot and offers the perfect blend of functionality, space, and elevated living. Inside, the layout is both spacious and intentional, featuring a dedicated office and a formal dining room at the front of the home, along with an additional secondary bedroom on the first floor, ideal for guests or multi-generational living. The main living area is filled with natural light and flows seamlessly into a stunning kitchen designed with both style and practicality in mind. Crisp white cabinetry with gold hardware creates a bright, elevated feel, complemented by a gas cooktop, expansive counter space, and a breakfast bar perfect for everyday living and entertaining. The primary suite is privately positioned on the main floor and offers a well-appointed bath with dual vanities, a soaking tub, and a separate walk-in shower, creating a true retreat. Upstairs, the home continues to impress with multiple bedrooms, a media room, and a massive game room that provides endless flexibility for entertaining, relaxing, or play. Step outside to one of the home's standout features: an extended patio with a covered pergola and a fully equipped outdoor kitchen, complete with a built-in grill and beverage fridge, perfect for hosting year-round. An electric driveway gate opens to a large private parking pad, adding both convenience and security. Located in a thoughtfully planned community offering a pool, pavilion, playgrounds, community center, greenspace, and walking trails, this home delivers both lifestyle and livability in one.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21242288

**YEAR BUILT:** 2018

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Prairie View Ph 2a

**LIST DATE:** 04/17/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,176

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.18

**LOT SIZE (SQFT):** 7,971

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater
- IrrigationEquipment

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

### FIREPLACE:

- GasLog
- LivingRoom
- Stone

### WINDOWS:

- WindowCoverings

### FLOOR COVERINGS:

- Carpet
- EngineeredHardwood
- Tile

### 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>● DirectAccess</li><li>● Driveway</li><li>● ElectricGate</li><li>● Enclosed</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Gated</li><li>● InsideEntrance</li><li>● KitchenLevel</li><li>● Lighted</li><li>● Private</li><li>● GarageFacesRear</li><li>● Secured</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● InteriorLot</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● GasGrill</li><li>● Lighting</li><li>● OutdoorKitchen</li><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>● BackYard</li><li>● Electric</li><li>● Fenced</li><li>● Metal</li><li>● Privacy</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● CableAvailable</li><li>● ElectricityAvailable</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li></ul>
---	--

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemLeased</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li></ul>
--	---

**LISTED BY:** Kailey Stafseth 

**COMMUNITY:**  
**PHONE:** 847.721.7314

**BROKERED BY:** The Ashton Agency  

- Clubhouse
- Pool
- Sidewalks
- TrailsPaths