

CENTURY 21

Judge Fite Company



1863 AUDUBON POND WAY

ALLEN, TX 75013



\$760,000



2,967 sqft



4 beds



4 baths

DESCRIPTION

Backyard Bliss Meets Upscale Elegance in the Preserve ! Nestled on a premium greenbelt lot in one of Allen's most sought-after communities, this stunning 4-bedroom, 4-bath Ashton-built home offers the rare combination of privacy, luxury, and top-tier schools in acclaimed Allen ISD. Backing to a lush creek and wooded greenbelt, this home delivers peaceful, tree-framed views from nearly every room—your very own nature retreat. A charming gated courtyard welcomes you into a thoughtfully designed layout with wood floors, tall ceilings, and upgraded finishes throughout. The heart of the home is the gourmet kitchen featuring an oversized island, walk-in pantry, convection oven, wine fridge, and upper-lower cabinet lighting—perfect for everyday living or entertaining. The elegant formal dining room includes a built-in bar. The first-floor primary suite is a true retreat with serene backyard views, a spa-inspired bath with soaking tub, oversized shower, and a large walk-in closet. A second downstairs suite is ideal for guests or a home office. This thoughtfully designed home features four generously sized bedrooms and four full bathrooms, including three bedrooms and three baths located on the main level for added convenience and functionality. Upstairs offers a spacious game room, private guest suite, and an oversized walk-in attic for storage. Step outside to the extended covered patio with pavers and enjoy your private sanctuary—surrounded by nature, birdsong, and a gently flowing creek. Additional features include a mud room, large utility with built-ins, epoxy garage floors, and abundant storage. Located near Watters Creek dining and shopping, this home combines lifestyle and location. Zoned for Mary Evans Elementary, Ereckson Middle, and Allen High School—some of the best schools in Texas!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21242962

YEAR BUILT: 2012

COUNTY: Collin

TRACT OR SUBDIVIION: Preserve

LIST DATE: 04/17/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,967

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.13

LOT SIZE (SQFT): 5,532

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Heatilator
- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Wood

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● Covered● DoorMulti● Driveway● EpoxyFlooring● GarageFacesFront● Garage	LOT DESCRIPTION: <ul style="list-style-type: none">● BacksToGreenbeltPark● Greenbelt● InteriorLot● Landscaped● Subdivision● SprinklerSystem● FewTrees● RetainingWall
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Courtyard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Metal● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● NaturalGasAvailable● PhoneAvailable● SewerAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
--	--

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DryBar● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● SecuritySystemOwned● SecuritySystem● SmokeDetectors
--	--

LISTED BY: Don McGrath 

COMMUNITY:
PHONE: 972.897.1017

OTHER FEATURES:

- Fishing

BROKERED BY: Lovejoy Homes Realty, LLC.

- Sidewalks