

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3345 ROLLING HILLS

FLOWER MOUND, TX 75022



\$750,000



2,746 sqft



4 beds



4 baths

## DESCRIPTION

Tucked high among a canopy of mature trees, just moments from Grapevine Lake, this one-of-a-kind retreat feels less like a house & more like your own private treehouse sanctuary. Set on a lush, wooded 0.938-acre lot, the experience begins the moment you arrive, where nature surrounds you & the outside world quietly fades away. Sunlight filters through the trees & pours into 2 open living spaces, creating a warm, inviting connection between indoors & out. The open layout is designed perfectly for everyone to have their own space, making everyday living enjoyable & entertaining impressive. 3 tiers of outdoor living space draw you into nature. Sunset dinners on the balcony, smores under the stars by the fire pit & games & coffee on the covered patio- This is where the magic truly unfolds. Two expansive decks, one spanning 31' x 9' & the other 27' x 9', extend your living space directly into the treetops. The main primary suite with en-suite bath showcases panoramic views & a private balcony entrance on the kitchen level with main living & another bed & bath. Upstairs, a suite of its own with an en-suite full bath, living area & catwalk to its own private balcony. The lower level adds a layer of versatility, featuring a bedroom or spacious game room anchored by an 8' x 8' wet bar with rich mahogany cabinetry, a full bath & storage. A perfect space for hosting, relaxing & creating unforgettable experiences. Located just minutes from Highland Village's shopping & dining. 20 minutes from DFW Airport. No HOA & a scenic backdrop of seemingly endless nature, offering lasting privacy, uninterrupted views, access to Lake Grapevine & nearby walking & scenic equestrian trails. Equally suited as a full-time residence or a high-performing rental, the home offers a rare opportunity to blend lifestyle with income potential, an inviting destination guests will never forget. A hidden retreat in the trees, designed for slowing down, gathering close & living a little more magically.

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

**MLS STATUS:** Active

**MLS:** 21243376

**YEAR BUILT:** 1985

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Franklin Hills

**LIST DATE:** 05/06/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,746

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.94

**LOT SIZE (SQFT):** 40,859

## INTERIOR FEATURES

### FIREPLACE:

- Other

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinyIPlank

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal

### WINDOWS:

- Skylights
- WindowCoverings

### 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>● Covered</li><li>● DoorSingle</li><li>● Driveway</li><li>● InsideEntrance</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Balcony</li><li>● FirePit</li><li>● Other</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></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

---

## UTILITIES


<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● OverheadUtilities</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
---	--

---

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● Loft</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● PanelingWainscoting</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
--	--

---

**LISTED BY:** Beth Gaskill 

**PHONE:** 469.951.7493

**BROKERED BY:** Keller Williams Realty-FM