

# CENTURY 21

Judge Fite Company



## 301 VATICAN HILL DRIVE

LITTLE ELM, TX 75068



\$839,000



3,978 sqft



5 beds



4 baths

## DESCRIPTION

**\*\*OPEN HOUSE SATURDAY, 4-25 12PM-4PM\*\***Welcome to a truly exceptional home that blends luxury, space, and an unbeatable lifestyle. Situated on a massive quarter acre corner lot and offering just shy of 4,000 square feet, this stunning one owner residence features 5 spacious bedrooms and 4 full bathrooms, thoughtfully designed for both everyday living and entertaining. In addition, the home offers a 3 car garage and a driveway that can accommodate up to 4 cars, providing ample parking for family and guests. From the moment you step inside, you are greeted by soaring ceilings and a beautiful grand staircase that sets an elegant tone throughout. The main level offers a functional layout with the primary suite, a private office, and an additional bedroom with a full bathroom, ideal for guests or multigenerational living. Upstairs, you will find three additional bedrooms, two full bathrooms, a spacious game room, and a media room complete with its own mini bar, sink, and mini fridge, perfect for hosting or relaxing. A versatile bonus room with a door can serve as a sixth bedroom, gym, or flex space and includes a built in cabinet with its own mini fridge. The kitchen features granite countertops, gas cooking, double ovens, and soft close cabinets, while the dining room is enhanced by a built in dry bar. Step outside to your private backyard retreat featuring a covered patio and a sparkling pool that can be heated, surrounded by beautiful landscaping and plenty of space to enjoy, a rare find for a lot of this size. Additional highlights include new carpet throughout most of the home, a Class 3 certified roof completed in 2025, double hung windows, and wiring for an EV charger. Located in highly sought after Frisco ISD and within walking distance to Miller Elementary, with easy access to Highway 423, the new HEB, shopping, and dining. This is more than a home, it is a lifestyle.

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

**MLS STATUS:** Active

**MLS:** 21244920

**YEAR BUILT:** 2014

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Frisco Hills Ph 1

**LIST DATE:** 04/21/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,978

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.27

**LOT SIZE (SQFT):** 11,935

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave

### WINDOWS:

- 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>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Landscaped</li><li>● Level</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● PrivateYard</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunit</li><li>● Heated</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● Private</li><li>● Waterfall</li><li>● WaterFeature</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>● Wood</li></ul>

## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>
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**LISTED BY:** Shane Neal 

**COMMUNITY:**  
**PHONE:** 210.413.9301

**BROKERED BY:** eXp Realty, LLC

- Clubhouse
- Other
- Pool
- TrailsPaths