

CENTURY 21

Judge Fite Company



12578 COLBORNE DRIVE

FRISCO, TX 75033



\$925,000



4,263 sqft



4 beds



5 baths

DESCRIPTION

Welcome to Christie Ranch, where a canopy of mature trees and a gated porte-cochere set the tone for this storybook two-story home. With over \$200K in renovations, every detail has been thoughtfully elevated. The remodeled chef's kitchen features quartz counters, gas cooktop, double ovens, prep sink, and walk-in pantry, opening to a breakfast area and patio for effortless indoor-outdoor living. Multiple living and dining spaces showcase crown molding, gas fireplaces, and custom built-ins throughout. A dedicated study with private exterior entrance and built-ins functions as a true home office. The subterranean wine cellar offers approximately 5,000 bottles of storage with beautiful wood racking and slate flooring. Upstairs, the Primary Suite offers a sitting area, two-sided fireplace, Juliet balcony, and a spa-inspired bath with freestanding soaking tub and treetop views. The custom primary closet is a showstopper in its own right, featuring floor-to-ceiling built-in cabinetry, generous hanging space, and display storage worthy of a boutique. A generously sized secondary bedroom functions as a second primary, offering the space and privacy guests will never want to leave. A fourth bedroom designed as an art studio converts to a traditional bedroom with an easy edit to the existing closet. The upstairs game room adds even more living space. Outside, the freeform pool with waterfalls and spa anchors a backyard with room to expand, whether that's an outdoor kitchen, putting green, or both. The three-car split garage is secured by an electric gate, adding an extra layer of privacy and peace of mind. All of this in an unbeatable location with easy access to the DNT for commuting, and less than 3 miles from PGA of America headquarters with championship golf and the upcoming PGA District with world-class dining, shopping, and hotels. Highly acclaimed Frisco ISD, and this location also offers a convenient commute to the exceptional private schools the DFW area has to offer.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21245043

YEAR BUILT: 2005

COUNTY: Denton

TRACT OR SUBDIVIION: Christie Ranch Ph 1b

LIST DATE: 04/24/2026

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800.451.8055

AREA:

SQUARE FEET: 4,263

TOTAL BEDS: 4

FULL BATHS: 5

HALF BATHS: 0

ACRES: 0.2

LOT SIZE (SQFT): 8,886

INTERIOR FEATURES

FIREPLACE:

- Bedroom
- DiningRoom
- DoubleSided
- GasLog
- LivingRoom
- SeeThrough

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● DoorSingle● Driveway● ElectricGate● GarageFacesFront● Garage● GarageDoorOpener● InsideEntrance● KitchenLevel● Lighted● PorteCochere	LOT DESCRIPTION: <ul style="list-style-type: none">● InteriorLot● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Lighting● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● StoneVeneer
POOL TYPE: <ul style="list-style-type: none">● InGround● Pool● Community	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Privacy● Wood

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DryBar● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● VaultedCeilings● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Tiffany Smith 

PHONE: 214.425.3233

BROKER/COMPASS: Compass RE Texas, LLC

- Park
- Pool
- Curbs
- Sidewalks