

CENTURY 21[®]

Judge Fite Company



6316 SAVANNAH OAK TRAIL

FLOWER MOUND, TX 76226



\$885,000



3,662 sqft



5 beds



4 baths

DESCRIPTION

Located in the amenity-rich Canyon Falls community, and walking distance to both Argyle High & Argyle South Elementary, this exceptional home impresses from the moment you arrive—beginning with its inviting, front walkway framed by stone-edged landscaping and extending to the NE facing backyard retreat featuring a sparkling pool & spa. Whether hosting vibrant summer gatherings or weekend game day celebrations under the covered patio with fireplace, this backyard was thoughtfully designed for making lasting outdoor memories. Inside boasts wood flooring, plantation shutters and an open layout with vaulted ceilings & sparkling pool views. Kitchen is thoughtfully appointed with granite countertops, extended shaker cabinetry with decorative lighted uppers, double ovens, gas cooktop, and built-in desk area adjacent to the walk-in pantry featuring an Elfa organizing system. Primary suite, with shimmering pool views, features bowed windows, a tray ceiling and spa-inspired ensuite with dual vanities, soaking tub, and separate walk-in shower. First floor also features a dedicated office with french doors and downstairs guest suite offering flexibility for guests or multi-generational living. Upstairs, the home continues to impress with custom built-in shelving, 3 additional upstairs bedrooms and a spacious game room along with a dedicated pre-wired media room - that transforms movie nights into a true cinematic experience. SPECIAL HIGHLIGHT: EXTENDED OVERSIZED EPOXIED GARAGE! Incredible location - located less than 1 minute to the new Flower Mound Canyon Falls Park, featuring hiking and walking trails, a sports court, splash pad, and playground. Residents also enjoy full access to Canyon Falls' exceptional amenities, including a fitness center, two resort-style pools with an additional splash pad, multiple playgrounds, scenic fishing spots, a dog park, miles of trails, and community events. Front yard maintenance, internet, and cable are included in the HOA.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21245774

YEAR BUILT: 2014

COUNTY: Denton

TRACT OR SUBDIVIION: Canyon Falls Ph 1

LIST DATE: 05/01/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,662

TOTAL BEDS: 5

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.19

LOT SIZE (SQFT): 8,232

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasLog
- GasStarter
- Masonry
- Outside

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasRange
- Microwave
- PlumbedForGas
- 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● EpoxyFlooring● GarageFacesFront● Garage● GarageDoorOpener● InsideEntrance● Private● Tandem	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● Heated● InGround● OutdoorPool● Pool● Private● PoolSpaCombo● WaterFeature	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Fenced● Privacy● Wood

UTILITIES

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

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● CarbonMonoxideDetectors● SmokeDetectors
--	---

LISTED BY: Jenevieve Croall 

COMMUNITY:
PHONE: 817.823.7761

BROKERED BY: Jlux Homes & Co