

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2542 BERRY BROOK LANE

FRISCO, TX 75034



\$1,089,000



3,897 sqft



4 beds



5 baths

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## DESCRIPTION

Located in the highly sought-after Frisco ISD and zoned to top-rated Reedy High School, this luxury home in Frisco, TX offers an exceptional blend of location, upgrades, and lifestyle within walking distance to Reedy High School. This move-in ready home features a highly desirable layout with a primary suite downstairs, private home office, and spacious rooms throughout. The open-concept design showcases a grand fireplace, abundant natural light, and seamless flow into the formal dining area and upgraded kitchen, perfect for both everyday living and entertaining. Upstairs, a dedicated media room provides additional living space ideal for movie nights or gatherings. Step outside to a true showstopper, your private resort-style heated pool with waterfall features and fire elements, complemented by low-maintenance turf and professional landscaping, creating a backyard built for entertaining and relaxation year-round. Additional highlights include a 3-car garage, high-end designer lighting, and numerous modern luxury upgrades throughout. Conveniently located near shopping, dining, and major highways, this home combines luxury living in Frisco with top-tier schools and unmatched convenience. Homes with this level of upgrades, walkability to top-rated schools, and resort-style backyard rarely hit the market. Schedule your private showing today before it's gone.

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

**MLS STATUS:** Active

**MLS:** 21246093

**YEAR BUILT:** 2014

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Stonebrook Crossing

**LIST DATE:** 04/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,897

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.18

**LOT SIZE (SQFT):** 7,840

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- FamilyRoom
- Gas
- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Combination
- CeramicTile
- Wood

### APPLIANCES:

- BuiltInGasRange
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- GasCooktop
- Disposal
- Microwave
- WaterSoftener
- WaterPurifier

### WINDOWS:

- BayWindows
- WindowCoverings

## EXTERIOR FEATURES

### STYLE:

- AFrame
- Traditional
- Detached

### ROOF TYPE:

- Asphalt
- Shingle
- Wood

### POOL TYPE:

- InGround
- Pool
- Private
- Waterfall
- WaterFeature

### PARKING:

- GarageFacesFront
- Garage
- GarageDoorOpener
- OnSite
- OffStreet
- Oversized
- GarageFacesSide

### YARD/GROUNDS:

- CoveredCourtyard
- Courtyard
- Deck
- FirePit
- Lighting
- RainGutters

### FOUNDATION:

- Slab

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- NativePlants
- NoBackyardGrass
- ManyTrees
- Subdivision
- SprinklerSystem

### SIDING:

- Brick
- Frame
- Concrete
- Rock
- Stone
- WoodSiding

### FENCING:

- BackYard
- Fenced
- Full
- Masonry
- Other
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- Geothermal
- HeatPump
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:


- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- PanelingWainscoting
- SmartHome
- CableTv
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystemLeased
- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Other
  - Park
  - Sidewalks
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**LISTED BY:** Imran Lalani 

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**BROKERED BY:** Tycoon Realty Group, LLC