

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13808 MIRANDA WAY

FRISCO, TX 75035



\$715,000



3,351 sqft



5 beds



4 baths

## DESCRIPTION

Welcome to this beautifully updated home in Frisco, zoned to highly sought-after Prosper ISD. Perfectly positioned on a corner lot directly across from one of the community pools, this home offers both convenience and standout curb appeal! Designed with flexibility in mind, this spacious five-bedroom layout is ideal for growing or multigenerational households, featuring two bedrooms on the first floor. Freshly painted with new carpet, the home also boasts hardwood flooring in the main living area and soaring ceilings that enhance the open, airy feel throughout. The owner's suite is a private retreat with dual vanities, dual closets, and a separate soaking tub and shower. The large kitchen has been recently refreshed with a stylish new backsplash and opens seamlessly to the living spaces. A formal dining room offers versatility as an additional lounge, office, or flex space. Upstairs, enjoy a generous game room and an impressive media room complete with projector, surround sound, and custom cabinetry—perfect for entertaining or movie nights at home. Step outside to a covered patio with an extended concrete slab, creating an ideal space for outdoor living and gatherings. Located just minutes from shopping, dining, and major attractions including the PGA Frisco, University of North Texas at Frisco, and the highly anticipated Universal Kids Resort, this home truly offers the best of location and lifestyle. With a strong owner-occupancy rate and rental restrictions that help maintain community integrity, this is an exceptional opportunity in one of Frisco's most desirable areas.

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

**MLS STATUS:** Active

**MLS:** 21246258

**YEAR BUILT:** 2010

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Crown Ridge Ph 1a

**LIST DATE:** 04/22/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,351

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.19

**LOT SIZE (SQFT):** 8,276

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- WaterSoftener
- VentedExhaustFan
- WaterPurifier

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● InsideEntrance</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Frame</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</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>● Fenced</li><li>● Privacy</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● PhoneAvailable</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>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Christie Cannon 

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**BROKERED BY:** LPT Realty LLC

- Lake
- Playground
- Pool
- Sidewalks