

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2224 BRIAR RIDGE TRAIL

CARROLLTON, TX 75010



\$615,000



2,489 sqft



3 beds



3 baths

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## DESCRIPTION

Welcome to 2224 Briar Ridge Trail, a well built NORMANDY HOME sitting on a CORNER LOT in a fast developing area! This NORTH FACING HOME features 3 bedrooms, 2 bathrooms, and one half bathroom for the guests! Wonderful curb appeal featuring a generously sized covered porch and heavily stoned facade! Upon entering the home you will be greeted to a formal living room or flex space. Leading into the house you will find the open living floorplan featuring living room and dining area which overlook the backyard. The gourmet kitchen boasts a large island, walk-in pantry, breakfast bar, gas cooktop, and GRANITE COUNTERTOPS — perfect for entertaining! The spacious primary suite on the second floor features dual walk-in closets, garden tub, and separate shower. Two additional generously sized secondary bedrooms share a full bath, also on the second floor. Enjoy the covered rear patio, ideal for outdoor relaxation. This WELL MAINTAINED home also includes a 2-car garage and wood flooring throughout. Zoned to highly sought-after Lewisville ISD schools. Don't miss this move-in ready gem!

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

**MLS STATUS:** Active

**MLS:** 21248062

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** The Reserve On Parke

**LIST DATE:** 05/07/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,489

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.1

**LOT SIZE (SQFT):** 4,486

## INTERIOR FEATURES

### FIREPLACE:

- None

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- BuiltInGasRange
- Dryer
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- Washer

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- OnStreet

### LOT DESCRIPTION:

- Cleared
- CornerLot
- Landscaped

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- PrivateYard

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- EnergyStarQualifiedEquipment

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable
- CableAvailable

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- CommunityMailbox

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**LISTED BY:** Nabil Ahmed 

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**BROKERED BY:** Pointe Real Estate