



13520 KETTLE CAMP ROAD
FRISCO, TX 75035



\$1,225,000



4,845 sqft



5 beds



6 baths

DESCRIPTION

Location, lifestyle, and a true sense of home—this is what living in Richwoods feels like. Set on a private interior lot in this gated and guarded community within Frisco ISD, this 5-bedroom, 5.5 bath residence completed build in 2020 with 3 car garage offers the kind of everyday ease families look for but rarely find. Here, kids still walk to school together, neighbors know each other, and evenings are spent outdoors enjoying the neighborhood energy. From the moment you arrive, the landscaped exterior, wrought-iron entry door set the tone. Inside, soaring ceilings and abundant natural light create an open, airy feel, while no carpet, huge windows and white kitchen cabinets till the ceiling are thoughtful structural selections that add warmth, hygiene and character. The heart of the home is a beautifully designed chef's kitchen with ceiling-height cabinetry, an oversized island, stainless steel appliances, designer backsplash, and a walk-in pantry—perfect for everything from busy mornings to weekend gatherings. Designed with flexibility in mind, the main level features a private office, a luxurious primary suite, and a secondary ensuite bedroom—ideal for guests or multi-generational living. Upstairs, the home truly comes alive with a spacious game room, dedicated media room, additional flex space (can be library, kids play area, gym or den), and well-appointed 3 additional bedrooms that give everyone their own retreat. Step outside to a low-maintenance backyard with endless possibilities—whether it's hosting friends, creating a play space for pickleball or volleyball, or simply enjoying quiet Texas evenings under the stars. Located just steps from parks and within walking distance to top-rated Frisco ISD schools, and minutes from Highway 121, Dallas North Tollway, Legacy West, and major employers including Toyota, JPMorgan, and Capital One—this home offers both convenience and connection. This isn't just a home—it's where life happens!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21249280

YEAR BUILT: 2020

COUNTY: Collin

TRACT OR SUBDIVIION: Richwoods Ph Twenty Five

LIST DATE: 05/01/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,845

TOTAL BEDS: 5

FULL BATHS: 5

HALF BATHS: 1

ACRES: 0.2

LOT SIZE (SQFT): 8,799

INTERIOR FEATURES

KITCHEN:

- HomeTheater

APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricWaterHeater
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- Refrigerator
- VentedExhaustFan

FIREPLACE:

- Electric

WINDOWS:

- WindowCoverings

FLOOR COVERINGS:

- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Concrete● Gated	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">● CoveredCourtyard● Courtyard● RainGutters● SportCourt● UncoveredCourtyard	POOL TYPE: <ul style="list-style-type: none">● None● Community
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced	

UTILITIES

UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● Chandelier● CathedralCeilings● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● MultipleStaircases● OpenFloorplan● Pantry● SmartHome● CableTv● VaultedCeilings● WiredForData● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● SecurityGate● GatedCommunity● SmokeDetectors● SecurityGuard● Wireless● GatedWithGuard
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COMMUNITY:

LISTED BY: Vandana Tangri 

PHONE: 888.455.6040

BROKERED BY: Fathom Realty

- Concierge
- Clubhouse
- FitnessCenter
- Playground
- Pool
- TennisCourts
- TrailsPaths
- Gated
- Sidewalks