

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8770 PRESTONVIEW DRIVE

PROSPER, TX 75078



\$975,000



2,532 sqft



4 beds



3 baths

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## DESCRIPTION

Welcome to your own slice of country living in the heart of Prosper! Situated on a highly sought-after 1.6-acre lot just east of Preston, this beautifully updated property offers the perfect blend of space, flexibility, and modern comfort. PLUS NO HOA, a complete guest house, and room to expand! The main home features 3 bedrooms, 2 full bathrooms, and 1,932 sqft of thoughtfully updated living space. Step inside to an open floor plan filled with natural light, highlighted by upgraded flooring, expansive windows, and a seamless flow between living, dining, and kitchen areas. The chef's kitchen is equipped with granite countertops, an abundance of cabinetry, and ample prep space... perfect for both everyday living and entertaining. A dedicated office and walk-in utility room add functionality and convenience. The oversized custom patio and outdoor living area is a true showstopper... ideal for hosting, relaxing, or enjoying peaceful Texas evenings overlooking your wide-open acreage. A new roof is coming soon, with the buyer having the rare opportunity to select the shingle color. Adding tremendous value and versatility, the property also includes a fully renovated guest house complete with a full kitchen, updated bathroom with walk-in shower, washer and dryer connections, and a spacious living area. The guest quarters are complemented by a 2 car garage and attached boat and RV storage, making it perfect for multi-generational living, rental income, or a private workspace. Enjoy the tranquility of a country setting while being just minutes from Preston Rd, Hwy 380, and all the shopping, dining, and entertainment Prosper has to offer. Located in highly acclaimed Prosper ISD, feeding into Walnut Grove High School.

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

**MLS STATUS:** Active

**MLS:** 21249310

**YEAR BUILT:** 1984

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Prestonview Estates Ph 1

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,532

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 1.61

**LOT SIZE (SQFT):** 70,044

## INTERIOR FEATURES

### FIREPLACE:

- Other

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Ranch</li><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Carport</li><li>● DetachedCarport</li><li>● Garage</li><li>● ParkingPad</li><li>● RvCarport</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Level</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● OutdoorLivingArea</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</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>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Other</li></ul>
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**LISTED BY:** Matt Norton 

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**BROKERED BY:** Janus Real Estate Group