

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8008 AMERICAN WAY

DENTON, TX 76207



\$759,900



3,269 sqft



2 beds



4 baths

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## DESCRIPTION

Welcome to this stunning all-brick Ashland two-story home—a rare find in a desirable 55+ community that perfectly blends timeless elegance, thoughtful accessibility, and low-maintenance living. A stately permanent lighted flagpole greets you with quiet patriotism, full three-car garage with keypad. Step inside through the gracious circular foyer and immediately feel at home. Beautiful hardwood floors grace the living areas, including the inviting living room where a ceiling fan and built-in recessed ceiling speakers for relaxed evenings or lively gatherings. The gourmet kitchen is the heart of the home, featuring a generous center island with seating, elegant crown molding, sparkling quartz countertops, designer pendant lighting, and custom maple cabinets with dovetailed soft-close drawers. Every detail has been considered: a convenient trash compactor, electric cooktop, Blanco sink, soap dispenser, a large walk-in pantry, and a butler's pantry. The dining room offers refined charm with its tray ceiling, crown molding, and bay window. The primary suite, a true sanctuary with a bay window, tray ceiling, crown molding, and ceiling fan. The spa-inspired en-suite bath includes dual quartz vanities, makeup seating area, and a curbless walk-in shower with decorative banding, a bench seat, and an assist bar—thoughtfully designed for comfort. The guest bedroom has a double closet and tub-shower combination. The first-floor office provides ideal space for working from home or quiet reading. Upstairs, an expansive open loft with its own bath offers endless possibilities—whether you envision a guest bedroom, game room, music studio, craft room or a welcoming hangout for the grandkids. This home has been thoughtfully upgraded : pre-wiring for holiday lighting, illuminated stairway steps, generous under-stair storage, a whole-house surge protector, a variable-speed HVAC fan for quiet comfort, and a large patio with TV hookup—perfect for outdoor enjoyment

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

**MLS STATUS:** Active

**MLS:** 21249357

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Robson Ranch Unit 10-1

**LIST DATE:** 04/26/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,269

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 2

**ACRES:** 0.21

**LOT SIZE (SQFT):** 9,060

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

### WINDOWS:

- BayWindows
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

- STYLE:**
- Traditional
  - Detached
- PARKING:**
- GarageFacesFront
  - Garage
  - GarageDoorOpener
  - KitchenLevel
  - Oversized
- LOT DESCRIPTION:**
- InteriorLot
  - Landscaped
  - SprinklerSystem
- ROOF TYPE:**
- Composition
- SIDING:**
- Brick
- POOL TYPE:**
- None
  - Community
- FOUNDATION:**
- Slab
- 


## UTILITIES

- HEATING/COOLING:**
- Central
  - NaturalGas
- UTILITIES:**
- CableAvailable
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

- AMENITIES:**
- Chandelier
  - DecorativeDesignerLightingFixtures
  - HighSpeedInternet
  - KitchenIsland
  - Pantry
  - WalkInClosets
  - WiredForSound
- SECURITY FEATURES:**
- SecurityGate
  - GatedCommunity
  - SmokeDetectors
  - SecurityGuard
  - GatedWithGuard

**COMMUNITY:**

- Clubhouse
  - FitnessCenter
  - Fishing
  - FencedYard
  - Golf
  - Other
  - Pickleball
  - Pool
  - Restaurant
  - Sauna
  - TennisCourts
  - TrailsPaths
  - Gated
  - Sidewalks
- LISTED BY:** Carolyn Thomas 
- PHONE:** 940.765.4899

**BROKERED BY:** Attorney Broker Services

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