

# CENTURY 21

Judge Fite Company



## 1704 FRIENDSHIP LANE

ARGYLE, TX 76226



\$575,000



2,547 sqft



4 beds



3 baths

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## DESCRIPTION

Welcome to the corner lot with upgrades galore you've been looking for in Harvest! This gently lived-in David Weekley Homes home has been thoughtfully enhanced with spray foam attic encapsulation, a 24kW Generac whole-home standby generator, and custom motorized shades in the living, dining, and primary bath. The kitchen island acts as an additional dining space, making it easy to gather with family and friends while you cook on your GE Profile appliance suite and keep everyone close, full, and happy. The primary bath offers generous floor and counter space, along with a freestanding tub and semi-frameless glass shower—giving you a place to unwind at the end of the day. The covered back patio stretches over 23 feet, creating a perfect spot to enjoy quiet mornings and sunrises. Sitting on an oversized corner lot, you'll also appreciate the 10-foot side yard with southern exposure—ideal for a large garden, play space, or dog run. The fourth bedroom includes an en-suite bath, making it perfect for guests. The additional bedrooms are all at least 12x12, giving you flexibility and ease when it comes to layout. The private study with single-light French doors works great for a home office, but could easily convert into a media room or studio. Recent front landscaping with a stone flower bed adds to the curb appeal, and the epoxy-coated garage is ready for your cars, tools, and toys. You'll also find a whole-home Purigan water filtration system already in place. With over 40k in homeowner upgrades on top of an already quality build from Weekley, this home is move-in ready and set up to be enjoyed from day one.

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

**MLS STATUS:** Active

**MLS:** 21250814

**YEAR BUILT:** 2024

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Harvest Ph 8b

**LIST DATE:** 04/29/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,547

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.16

**LOT SIZE (SQFT):** 6,926

## INTERIOR FEATURES

### KITCHEN:

- Generator
- ListAvailable

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank
- Tile

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

### 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>● Concrete</li><li>● Driveway</li><li>● OnStreet</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Greenbelt</li><li>● Landscaped</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>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● FiberCement</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>● Wood</li></ul>

## UTILITIES


<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● EnergyStarQualifiedEquipment</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● SeeRemarks</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>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● SmartHome</li><li>● CableTv</li><li>● WiredForData</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● Wireless</li></ul>
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### COMMUNITY:

- Clubhouse
- Curbs
- FitnessCenter
- FencedYard
- Lake
- Playground
- Park

**LISTED BY:** Ethan Stone 

**BROKER/BO:** Compass RE Texas, LLC  
● TrailsPaths