

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13225 COURTNEY DRIVE

FRISCO, TX 75033



\$699,900



3,448 sqft



4 beds



4 baths

## DESCRIPTION

Magnificent West Frisco home is ready for you!! This North facing home is located in the much desired Christie ranch and feeds to Newman elementary. Home is 4 bedrooms, 3 and half bathrooms, 3448sqft, with stacked formal living and dining room, office, and oversized game and media area. This turnkey home is loaded with upgrades and features extensive wood floors, fresh paint, new carpet, vaulted ceilings, upgraded fixtures, lots of windows and natural light, oversized utility room, large living room with stone fireplace, and a recently updated chef's kitchen with quartz counter tops, stainless steel appliances, gas range, and an abundance of counter space and cabinets. The primary suite is split and generously sized. Primary bathroom features upgraded countertops and fixtures, dual vanities, and a separate shower and soaking tub. Upstairs, you'll find a large loft space and a third living area, perfect as a playroom or media room. Two secondary bedrooms share a Jack-and-Jill bath, while a third secondary bedroom has its own full bath. AMAZING floor plan and high end finishes make this home special!! Ideal West Frisco location just minutes from The Dallas North Tollway, The PGA, feeds to highly rated Frisco schools, and close to great shopping, dining, and entertainment.

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

**MLS STATUS:** Active

**MLS:** 21253653

**YEAR BUILT:** 2013

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Christie Ranch Ph 2a

**LIST DATE:** 05/02/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,448

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.14

**LOT SIZE (SQFT):** 6,054

## INTERIOR FEATURES

### FIREPLACE:

- Gas

### FLOOR COVERINGS:

- Carpet
- Wood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- InteriorLot
- Landscaped

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- NaturalGas

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - DoubleVanity
  - EatInKitchen
  - OpenFloorplan
  - CableTv
  - VaultedCeilings
  - WalkInClosets
- 

**LISTED BY:** Matt Norton 

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**BROKERED BY:** Janus Real Estate Group