

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9917 CLOVER FOREST COURT

FRISCO, TX 75035



\$1,225,000



4,397 sqft



6 beds



4 baths

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## DESCRIPTION

Listed BELOW appraisal value!! Positioned in one of the area's most desirable locations, this exceptional residence combines a coveted Frisco address with access to the highly acclaimed Prosper ISD—delivering both prestige and long-term value. Set on over half an acre, the backyard is a true private resort—an offering rarely found and highly sought after. Designed to impress and built for everyday enjoyment, this expansive outdoor retreat features a stunning resort-style pool and spa, a fully equipped outdoor kitchen, multiple fire features, and a sports court. Whether hosting unforgettable gatherings or enjoying quiet evenings under the stars, this space defines elevated outdoor living. Inside, the home continues to captivate with soaring ceilings, abundant natural light, and a thoughtfully curated layout that creates a seamless, open flow throughout the main living areas. At the heart of the home, the chef's kitchen is both functional and striking—perfectly positioned to connect with spacious living and entertaining spaces. The primary suite offers a serene, private escape, while generously sized secondary bedrooms provide comfort and versatility for family and guests alike. A dedicated private office adds sophistication and convenience, complemented by additional living areas designed for both relaxation and entertaining. North-facing and ideally located just minutes from premier shopping, dining, and major commuter routes, this is more than a home—it's a refined lifestyle experience.

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

**MLS STATUS:** Active

**MLS:** 21255980

**YEAR BUILT:** 2022

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Bretton Woods Ph 2

**LIST DATE:** 04/30/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,397

**TOTAL BEDS:** 6

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.51

**LOT SIZE (SQFT):** 22,215

## INTERIOR FEATURES

### FIREPLACE:

- Electric
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- BuiltInGasRange
- Dishwasher
- ElectricOven
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES


<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● Driveway</li><li>● Garage</li><li>● SeeRemarks</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BasketballCourt</li><li>● GasGrill</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● RainGutters</li><li>● Storage</li><li>● SportCourt</li><li>● FirePit</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gunite</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● PoolSpaCombo</li><li>● Waterfall</li><li>● WaterFeature</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>● Electric</li><li>● Fireplaces</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● KitchenIsland</li><li>● Pantry</li><li>● PanelingWainscoting</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● FitnessCenter</li><li>● Pool</li><li>● Sidewalks</li><li>● TrailsPaths</li><li>● Curbs</li></ul>
<b>LISTED BY:</b> Lonya Peek 
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**BROKERED BY:** Coldwell Banker Realty Frisco