

# CENTURY 21

Judge Fite Company



## 1120 PIANZOLA WAY

PROSPER, TX 75078



\$870,000



2,842 sqft



3 beds



4 baths

## DESCRIPTION

PHENOMENAL OPPORTUNITY TO OWN A RARE, NEARLY HALF-ACRE CUL-DE-SAC LOT WITH PARK VIEWS IN Windsong Ranch. If you've been searching for a large lot home in Prosper TX, this one stands apart. Set on one of the only nearly half-acre homesites in Windsong Ranch, this property offers a rare combination of space, privacy, and a premium park-facing location. This thoughtfully designed 1.5-story home lives like a single story, with the primary suite, secondary bedrooms, and a private office all on the main floor. An upstairs game room with a half bath provides flexible space for guests, media, or play. Nearly \$200,000 in upgrades have been invested into the home, including a remodeled kitchen with stainless steel appliances, new primary shower with glass door, resort-style pool, gas cooktop, large island, and designer finishes, along with updated flooring, lighting, fresh paint, a new roof, seamless gutters, and enhanced landscaping. Step outside to a true backyard retreat. The recently built pool creates a resort-style setting, while the covered patio - complete with motorized screens and fireplace - makes this home ideal for year-round entertaining in North Texas. What truly sets this property apart is the land. With nearly half an acre, there is still ample space to add a putting green, garden, play area, or future casita or pool house - a rare find in a master-planned community. Located in highly desirable Windsong Ranch, known for Prosper ISD schools, resort-style amenities, trails, and vibrant community lifestyle, this home offers both luxury and long-term flexibility. Some homes check boxes. This one changes the conversation. Schedule your private showing today.

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

**MLS STATUS:** Active

**MLS:** 21256793

**YEAR BUILT:** 2017

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Windsong Ranch Ph 3a-2

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,842

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 2

**ACRES:** 0.44

**LOT SIZE (SQFT):** 19,253

## INTERIOR FEATURES

### FIREPLACE:

- GlassDoors
- GasStarter
- Masonry
- Outside
- RaisedHearth
- WoodBurning

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

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

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- Driveway
- Enclosed
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- OnStreet
- SideBySide

### LOT DESCRIPTION:

- BackYard
- InteriorLot
- IrregularLot
- Lawn
- Landscaped
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Other
- RainGutters

### SIDING:

- Brick
- Rock
- Stone
- StoneVeneer

### POOL TYPE:

- Gunitite
- Heated
- InGround
- Pool
- PoolSpaCombo
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Privacy
- Wood

---

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
-

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Other
- CableTv
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - FitnessCenter
  - Lake
  - Other
  - Playground
  - Pickleball
  - Pool
  - TrailsPaths
  - Sidewalks
- 

**LISTED BY:** Sam Khavari 

**PHONE:** 214.563.9599

**BROKERED BY:** United Real Estate