

# CENTURY 21

Judge Fite Company



## 1300 BRITTANY WAY

PROSPER, TX 75078



\$900,000



3,612 sqft



4 beds



4 baths

## DESCRIPTION

Located in Ariana Estates, close to Prosper High School, this well kept home offers a blend of comfort, style, and exceptional outdoor living. Inside you'll find a thoughtfully designed open floor plan with 18' ceiling height. The kitchen was refreshed with beautiful new countertops and is paired with updated appliances including a refrigerator and dishwasher. Other recent interior improvements have been also made. A unique feature is the hidden safe room tucked behind the study—perfect for added privacy and peace of mind. Outside offers custom pool built in 2022 by Hauk Custom Pools and the centerpiece of this stunning backyard, complete with an extended patio, pergola, and beautifully redesigned landscaping (Sept 2022). Whether you're entertaining or enjoying a quiet evening at home, the space is designed for year-round enjoyment. Plus, JellyFish Lighting adds programmable, festive lighting for any occasion. Major exterior updates include a newer roof, gutters, and fresh exterior paint, all completed in June 2024. A newer insulated garage door at the side of home. Located in award-winning Prosper ISD and close proximity to many area amenities.

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

**MLS STATUS:** Active

**MLS:** 21257294

**YEAR BUILT:** 2013

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Ariana Estates Ph 1

**LIST DATE:** 05/03/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,612

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.26

**LOT SIZE (SQFT):** 11,456

## INTERIOR FEATURES

### KITCHEN:

- Other

### FIREPLACE:

- GasLog
- GasStarter

### FLOOR COVERINGS:

- Carpet
- Tile

### APPLIANCES:

- Dishwasher
- Microwave

### WINDOWS:

- WindowCoverings

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- GarageFacesSide

### LOT DESCRIPTION:

- CornerLot
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- PrivateYard
- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- Heated
- OutdoorPool
- Pool
- PoolSweep
- PoolSpaCombo
- Waterfall
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- Loft
- OpenFloorplan
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors

### COMMUNITY:

- Playground
  - Pool
- 

**LISTED BY:** Ryan Rite 

**PHONE:** 214.837.1444

**BROKERED BY:** Orchard Brokerage