

# CENTURY 21

Judge Fite Company



## 13819 EVERGREEN DRIVE

FRISCO, TX 75035



\$1,075,000



4,318 sqft



5 beds



6 baths

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## DESCRIPTION

Welcome to this exceptional home in the highly sought-after Crossing at Lawler Park, where luxury finishes and an incredible floor plan create a truly unforgettable living experience. From the moment you enter, you are greeted by soaring ceilings, hand-scraped wood floors, and expansive windows overlooking the private backyard. Off the entry is a stunning flexible room with a wood-beamed ceiling, French glass doors, and a large front-facing window, making it ideal as a home office or second living area. Opposite the study is a private ensuite guest bedroom. The heart of the home is the impressive great room featuring vaulted wood-beamed ceilings, a stone fireplace, hardwood flooring, and a wall of windows that flood the space with natural light. Open to the family room is the chef's kitchen complete with granite countertops, oversized island with bar seating, 48-inch gas cooktop, double ovens, built-in microwave, abundant cabinetry, walk-in pantry, and a built-in hutch and serving area near the breakfast nook. The formal dining room is conveniently located nearby for easy entertaining. The luxurious primary suite offers a spacious bedroom with bay window sitting area and plantation shutters. The spa-inspired bath includes dual granite vanities, oversized soaking tub with mosaic tile accents, large walk-in shower, extensive cabinetry, and a large walk-in closet with easy laundry room access. Rare first-floor media room! Upstairs features three additional bedrooms, including one ensuite bedroom, two full bathrooms, a half bath off the gameroom, and generous living space for family or guests. The private backyard offers a large covered patio, lush landscaping, and storage building. Additional highlights include a three-car garage and access to community trails, pool, playground, green spaces, and convenient access to Hwy 121, DNT, shopping, restaurants, and top-rated nearby conveniences for everyday living.

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

**MLS STATUS:** Active

**MLS:** 21261371

**YEAR BUILT:** 2015

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Crossing At Lawler Park Ph 3a The

**LIST DATE:** 05/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,318

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 0.21

**LOT SIZE (SQFT):** 9,321

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- VentedExhaustFan

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Subdivision</li><li>● SprinklerSystem</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>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</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>● Wood</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</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>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Playground</li><li>● Park</li><li>● Pool</li><li>● Sidewalks</li><li>● TrailsPaths</li></ul>	

**LISTED BY:** Shelly Seltzer 

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**BROKERED BY:** Ebby Halliday, REALTORS