

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3259 CEDAR CREEK TRAIL

FRISCO, TX 75034



\$1,220,000



3,166 sqft



9 beds



4 baths

## DESCRIPTION

Beautiful previously licensed ALF type B facility for 9 Beds!! This listing has NEWLY INSTALLED HEAT PUMP HVAC x2 AND ELECTRIC WATER HEATERS x2 INSTALLED!! Ideal for operators seeking to expand or investors entering the growing senior care market. Additional details and off-market operational offerings available upon request. Contact listing agent for full information. Previously licensed Type B Assisted Living Facility (11 beds). Rare opportunity to acquire a vacant residential assisted living home that has been formerly licensed and purpose-built for senior care operations. This property is part of a larger offering of 10+ residential assisted living homes, available individually or as a portfolio, including properties currently licensed or previously licensed for 8–16 private beds as potential ALF Type A or Type B. While currently unlicensed, the home has been extensively modified for assisted living use, offering strong potential for re-licensure or change of ownership, subject to HHSC approval. Improvements include ADA-compliant renovations, accessible bathrooms, open and spacious common areas, and installed fire sprinkler and alarm systems, meeting key life-safety infrastructure requirements. Ideal for operators seeking expansion or investors entering the senior care market. This property provides a turnkey physical plant to quickly relaunch operations or scale alongside additional homes. Additional details and off-market operational offerings available upon request. Contact listing agent for full information.

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

**MLS STATUS:** Active

**MLS:** 21006176

**YEAR BUILT:** 2011

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Village Lakes Ph 2b

**LIST DATE:** 07/22/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,166

**TOTAL BEDS:** 9

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.17

**LOT SIZE (SQFT):** 7,405

## INTERIOR FEATURES

### KITCHEN:

- Other

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- Microwave
- Washer

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AlleyAccess
- ConvertedGarage
- Driveway
- GarageFacesRear

### LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Zoned

### UTILITIES:

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

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- FireAlarm
- FireSprinklerSystem
- KeyCardEntry
- Other

### COMMUNITY:

- Curbs

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**LISTED BY:** Aaron Morrow 

**BROKERED BY:** Coldwell Banker Apex, REALTORS