

# CENTURY 21

Judge Fite Company



## 4513 DONNOLI DRIVE

FLOWER MOUND, TX 75022



\$1,360,000



3,520 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to your private retreat in prestigious Montalcino Estates, where elegance, comfort, and everyday ease come together on a full acre. This single-story home invites you to slow down, spread out, and savor every moment. The open concept living, dining, and kitchen areas frame peaceful views of the covered patio, sparkling saltwater pool, outdoor fireplace and the endless green space beyond. Perfect for summer barbecues, autumn fireside chats, and quiet coffee mornings. Inside, rich hand-scraped hardwood floors, cased windows, crown molding, and custom built-ins create warmth and sophistication. The dedicated office inspires productivity with vaulted, beamed ceilings and custom cabinetry, while the formal dining room sets the stage for memorable dinners beneath a coffered ceiling. The chef's kitchen is as functional as it is beautiful, with an oversized quartz island, gas cooktop with pot filler, built-in KitchenAid fridge, and abundant storage. The private primary suite offers a spa-like bath and a huge walk-in closet connecting directly to the laundry room complete with sink, shelves, hanging space, and room for an extra refrigerator. Two bedrooms share a full bath, while a separate, private guest room enjoys its own full bath. The oversized 3-car garage with epoxy floors keeps everything pristine and organized. Step outside to your own resort. An extended covered patio with stone fireplace and a heated or cooled saltwater pool, ready for year-round enjoyment. This is more than a home, it's a lifestyle, waiting for you.

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

**MLS STATUS:** Pending

**MLS:** 21033783

**YEAR BUILT:** 2017

**COUNTY:** Denton

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

**LIST DATE:** 08/21/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,520

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- GreatRoom
- Outside

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- Hardwood

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)


## EXTERIOR FEATURES

- STYLE:**
- Detached
- PARKING:**
- EpoxyFlooring
  - Garage
  - GarageDoorOpener
  - InsideEntrance
- LOT DESCRIPTION:**
- Acreage
  - BackYard
  - Lawn
  - Landscaped
  - Subdivision
  - SprinklerSystem
- ROOF TYPE:**
- Composition
- POOL TYPE:**
- Heated
  - InGround
  - OutdoorPool
  - Pool
  - PoolSweep
  - SaltWater
  - WaterFeature
  - Community
- FOUNDATION:**
- Slab
- FENCING:**
- BackYard
  - WroughtIron

## UTILITIES

- HEATING/COOLING:**
- Central
  - NaturalGas
- UTILITIES:**
- CableAvailable
  - ElectricityConnected
  - SepticAvailable
  - WaterAvailable

## ADDITIONAL PROPERTY DETAILS

- AMENITIES:**
- BuiltInFeatures
  - DecorativeDesignerLightingFixtures
  - EatInKitchen
  - GraniteCounters
  - HighSpeedInternet
  - KitchenIsland
  - OpenFloorplan
  - Pantry
  - WalkInClosets
- COMMUNITY:**
- Clubhouse
  - FitnessCenter
  - Pickleball
  - Pool
  - TennisCourts
- LISTED BY:** Jill Nelson 
- PHONE:** 214 632 3627

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