



2223 COURTLAND DRIVE

FRISCO, TX 75034



\$4,300,900



7,298 sqft



5 beds



7 baths

DESCRIPTION

New Construction completed in December 2025. RDCH Modern Luxury Custom with Pool, spa & fire pit in sought after Hills of Kingswood. Stucco & Stone exterior with circular drive, a four-car garage and windows for magnificent art collection views creates your classic Transitional Modern sanctuary, so sought after by todays savvy purchasers. Enter via custom iron door to floating stairs & smoked glass wine art display gracing the vestibule with glass wall separating foyer from dining. Open serving bar & butler's pantry opening to the two-story family room with wall of glass and indoor, outdoor fireplaces blended as one. The study has expansive to the floor windows to make light filled work productive. Professional Wolfe & Sub-Zero appliances include double ovens, a 72-inch side by side fridge, coffee bar, full catering kitchen, large pantry and a 10 ft. kitchen island. Additional home office is just off the kitchen for convenience. Media down flows to outdoor living w. fireplace, grill , firepit, new pool & spa. The guest suite is down with large windows viewing the back yard. Master suite down with covered Veranda for private outdoor relaxation & accessible fire pit. Master bath has free standing tub, double entry shower with two shower heads & large window for natural light spa effect. The oversized wardrobe has custom built ins for discriminating clothiers. Surround sound wiring in the Media and family room. Speaker wiring in study, dining, kitchen, primary suite and outdoor living with smart feature expandability & Lutron lighting controls. The home comes with mud cubbies, two staircases, two laundry rooms, expansive outdoor living space with grilling station, a patio off master and a pool + spa ready for swimming upon move in. Up is game with wet bar , tech study center, three ensuite bedrooms, an exercise room, and study center. The 2x6 exterior walls offers extra insulation keeping the home quiet and saves on energy consumption.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21138918
YEAR BUILT: 2025
COUNTY: Denton
TRACT OR SUBDIVIION: Hills of Kingswood
LIST DATE: 01/06/2026

CENTURY 21
Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 7,298
TOTAL BEDS: 5
FULL BATHS: 5
HALF BATHS: 2
ACRES: 0.42
LOT SIZE (SQFT): 18,122

INTERIOR FEATURES

FIREPLACE:

- Electric
- FamilyRoom
- Gas
- Masonry
- Outside

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

APPLIANCES:

- SomeGasAppliances
- BuiltInCoffeeMaker
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- IceMaker
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WarmingDrawer
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● ContemporaryModern ● Detached	PARKING: ● AdditionalParking ● CircularDriveway ● Concrete ● DoorMulti ● EpoxyFlooring ● GarageFacesFront ● Garage ● GarageDoorOpener ● GarageFacesSide	LOT DESCRIPTION: ● InteriorLot
ROOF TYPE: ● Composition	YARD/GROUNDS: ● Balcony ● OutdoorGrill ● OutdoorLivingArea ● PrivateEntrance ● PrivateYard ● RainGutters ● FirePit	SIDING: ● Stucco
POOL TYPE: ● Gunite ● InGround ● OutdoorPool ● Pool ● Private	FOUNDATION: ● Slab	FENCING: ● BackYard ● Metal

UTILITIES

HEATING/COOLING: ● Central ● NaturalGas	UTILITIES: ● SewerAvailable ● WaterAvailable ● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Loft
- MultipleStaircases
- OpenFloorplan
- Pantry
- CableTv
- NaturalWoodwork
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- FireSprinklerSystem
- GatedCommunity
- SmokeDetectors
- SecurityGuard

COMMUNITY:

- Gated

LISTED BY: Shirley Davis 

PHONE: 972.680.0365

BROKERED BY: Shirley Boulter Davis, REALTOR