

CENTURY 21[®]

Judge Fite Company



2201 LA ROCHELLE

FLOWER MOUND, TX 75022



\$2,999,999



7,955 sqft



5 beds



7 baths

DESCRIPTION

HOME JUST REDUCED FROM \$3,999.999 TO \$2,999.999, A MILLION DOLLAR PRICE REDUCTION! INSPIRED BY THE GREAT VILLAS OF TUSCANY*APPRAISED AT \$5.3 MILLION APRIL 2024*STUNNING ESTATE,LOCATED IN EXCLUSIVE GUARDED & GATED LAKE COMMUNITY OF CHATEAU DU LAC*NESTLED ON A SPRAWLING 2 ACRE LOT,CANVASSED BY MAJESTIC TREES*PRIVACY ABOUND*GRAND ENTRY W-ROTUNDA CEILING & HAND-PAINTED DOME*BUILT SPARING NO EXPENSE & PERFECT FOR ENTERTAINING WITH A GREAT FLOOR PLAN THAT FLOWS SEAMLESSLY*UNMATCHED ANYWHERE!*RELAX IN YOUR OWN BACKYARD PARADISE*CREATED FOR ENTERTAINING*OPENS TO SEVERAL PATIOS INCLUDING A LARGE PATIO W-OUTSIDE LIVING AREA, FIREPLACE & GRILL*BEAUTIFUL VIEWS OF EXPANSIVE POOL, BRIDGES*VINEYARD, KOI POND & FORT*NIGHT LIGHTING*STUDY W-FIREPLACE & READING AREA*WINE TASTING ROOM*SITTING AREA W-WINE STORAGE*UPPER LEVEL OFFERS 3 OVERSIZED BEDROOM EN-SUITES PLUS BILLIARDS ROOM,WET BAR & 2ND STUDY*PRIMARY & GUEST SUITE LOCATED ON 1ST LEVEL*GOURMET KITCHEN FEATURES DCS PROFESSIONAL SERIES GAS RANGE W-8 BURNERS & 2 OVENS*QUICK POSSESSION*5 HVAC ZONES*AEROBIC SEPTIC*CITY WATER*REAL STUCCO*TILE ROOF*5 TOTAL PARKING*4 OVERSIZED ATTACHED GARAGES & PORTE COCHERE*KITCHEN FEATURES SUBZERO FRIDGE, PASTA FAUCET, ISLAND, VEGGIE SINK, BUILT-IN DESK & TOP-OF-THE-LINE APPLIANCES*PRIMARY SUITE W 2-STORY CLOSET, FIREPLACE & FANTASTIC SHOWER*OTHER AMENITIES INCLUDE HAND-FORGED IRON BALUSTERS, ROJO TRAVERTINE FLOORING*3 FIREPLACES*5 FULL BATHS*2 HALF BATHS*SEE ROOM BY ROOM AMENITIES LIST, DRONE VIDEO SET TO MUSIC ON NTREIS*SEE APPRAISAL DONE BY ROBERT TOTTON, VALUE AT \$5,300.000*

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: ActiveUnderContract
MLS: 21183959
YEAR BUILT: 2002
COUNTY: Denton
TRACT OR SUBDIVIION: Chateau Du Lac Ph I
LIST DATE: 02/20/2026

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800.451.8055

AREA:
SQUARE FEET: 7,955
TOTAL BEDS: 5
FULL BATHS: 5
HALF BATHS: 2
ACRES: 2
LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FIREPLACE:

- Den
- FamilyRoom
- Gas
- GasStarter
- PrimaryBedroom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Tile
- Travertine
- Wood

APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- IndoorGrill
- IceMaker
- Microwave
- Range
- Refrigerator
- SomeCommercialGrade
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Mediterranean ● Detached	PARKING: ● Concrete ● DoorMulti ● Driveway ● ElectricGate ● Enclosed ● Garage ● GarageDoorOpener ● Gated ● InsideEntrance ● KitchenLevel ● Lighted ● OffStreet ● ParkingPad ● GarageFacesRear	LOT DESCRIPTION: ● BackYard ● CulDeSac ● HardwoodTrees ● Lawn ● Landscaped ● ManyTrees ● SprinklerSystem ● FewTrees
ROOF TYPE: ● Tile	YARD/GROUNDS: ● Balcony ● Courtyard ● GasGrill ● Lighting ● OutdoorGrill ● Other ● Playground ● PrivateEntrance ● RainGutters ● SportCourt	SIDING: ● Stucco
POOL TYPE: ● Gunite ● Heated ● InGround ● OutdoorPool ● Pool ● Private ● PoolSweep ● PoolSpaCombo ● SaltWater ● Waterfall	FOUNDATION: ● Slab	FENCING: ● Fenced ● Gate ● Metal ● WroughtIron

UTILITIES

HEATING/COOLING: ● Central ● Fireplaces ● Gas ● NaturalGas ● Zoned	UTILITIES: ● ElectricityAvailable ● ElectricityConnected ● NaturalGasAvailable ● PhoneAvailable ● SewerAvailable ● SepticAvailable ● SeparateMeters ● UndergroundUtilities ● WaterAvailable ● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Loft
- MultipleStaircases
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystem
- FireAlarm
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityGuard
- SecurityLights

COMMUNITY:

- Gated

LISTED BY: Sharon Hodnett 

PHONE: 817.994.7152

BROKERED BY: Keller Williams Realty