

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6701 CANYON OAK COURT

FLOWER MOUND, TX 76226



\$1,300,000



4,924 sqft



5 beds



6 baths

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## DESCRIPTION

WOW! Luxury living meets resort-style outdoor paradise in this stunning home on an oversized corner homesite in Canyon Falls. From the moment you arrive, the custom wrought iron front door and elegant hardwood floors set the tone for the exceptional design throughout. The heart of the home is the incredible chef's kitchen featuring abundant cabinetry, expansive countertops, a spacious island, and a dedicated home planning center or office, perfect for work, homework, or everyday organization. The kitchen flows seamlessly into the open-concept living and dining areas, creating the perfect space for entertaining and everyday living with beautiful natural light and designer lighting throughout. The private primary retreat offers dual walk in closets and a spa inspired bath designed for relaxation. The first floor also features a guest suite, office and dining room, while three additional bedrooms, media and family room upstairs provide plenty of space for family and guests. Step outside to your backyard oasis designed for both entertaining and unwinding. Enjoy the resort style pool and spa, a cabana surrounded by mature trees, and a spacious covered patio complete with a built in grill, creating the ultimate outdoor living experience. Located in the highly sought after Canyon Falls community which features tons of amenities including walking and biking trails, community pool, parks, gym and ARGYLE ISD elementary school and high-school. Location is fantastic with great access to I-35, 377, 1171 and close to Liberty Christian Private School. This home is truly what you've been waiting for.

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

**MLS STATUS:** Active

**MLS:** 21197958

**YEAR BUILT:** 2016

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Canyon Falls Ph 1

**LIST DATE:** 03/19/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,924

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 0.32

**LOT SIZE (SQFT):** 13,852

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- GasLog
- LivingRoom
- Metal

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- WaterPurifier

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Covered
- DoorMulti
- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- GolfCartGarage
- GarageDoorOpener
- InsideEntrance
- Lighted
- OnSite
- Oversized
- GarageFacesSide

### LOT DESCRIPTION:

- CornerLot
- CulDeSac
- Landscaped
- ManyTrees
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BuiltInBarbecue
- Barbecue
- GasGrill
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- PrivateYard
- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- Gunitite
- InGround
- OutdoorPool
- Pool
- Private
- PoolSpaCombo
- SaltWater
- Waterfall
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- SmartHome
- CableTv
- VaultedCeilings
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - Fishing
  - Playground
  - Park
  - Pool
  - TrailsPaths
  - Curbs
  - PuttingGreen
  - Sidewalks
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**LISTED BY:** Ashley Griggs 

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**BROKERED BY:** Real Estate Station LLC