

# CENTURY 21

Judge Fite Company



## 6908 BROOMSEDGE DRIVE

FLOWER MOUND, TX 76226



\$899,000



3,050 sqft



4 beds



5 baths

## DESCRIPTION

Located in the award-winning Canyon Falls master-planned community and zoned to highly regarded Argyle ISD, this stunning single-story home offers elevated design and exceptional indoor-outdoor living. Soaring 13-foot ceilings, expansive 10-foot windows, and light oak hardwood floors create a bright, open feel throughout the thoughtfully designed floor plan. The heart of the home features a seamless flow between the living, dining, and den, all connected to a beautifully appointed chef's kitchen complete with a large peninsula and center island, double ovens, five-burner gas cooktop, and designer gold chandeliers. This well-designed layout includes four spacious bedrooms, each with a private en-suite bath, plus a guest powder bath, a private office and a media room. Step outside to a resort-style backyard featuring a pool and spa, turfed yard, and bocce ball court, perfect for entertaining or relaxing. Canyon Falls offers an incredible lifestyle with Argyle ISD elementary and high school located within walking distance inside the neighborhood, along with resort-style pools, a fitness center, clubhouse, parks, playgrounds, fishing ponds, and miles of scenic biking and jogging trails. This home blends luxury finishes, thoughtful design, and one of the area's most desirable communities. Property is in the lowest tax rate in the neighborhood and NO MUD or PID!

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

**MLS STATUS:** Pending

**MLS:** 21198971

**YEAR BUILT:** 2021

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Canyon Falls

**LIST DATE:** 03/25/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,050

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.22

**LOT SIZE (SQFT):** 9,583

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- Gas
- GasLog
- GreatRoom

### FLOOR COVERINGS:

- Carpet
- EngineeredHardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### POOL TYPE:

- Gunite
- Heated
- Pool
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

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

### SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- FireAlarm
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Clubhouse
  - Curbs
  - FitnessCenter
  - Fishing
  - Playground
  - Park
  - Pool
  - Sidewalks
  - TrailsPaths
- 

**LISTED BY:** Erin Arnold 

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**BROKERED BY:** Real Broker, LLC