

# CENTURY 21

Judge Fite Company



## 2609 FLYCATCHER DRIVE

DENTON, TX 76205



\$422,567



1,796 sqft



4 beds



2 baths

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## DESCRIPTION

New and now selling in D.R. Horton's fabulous community of Eagle Creek in Denton! Close proximity to I-35E, I-35W, Univ of North Texas, Texas Woman's Univ and Downtown Denton! Stunning open concept single Story 4 bedroom Texas Mockingbird Floorplan-Elevation J, with an estimated Summer completion. Large Chef's Kitchen with abundant Cabinets, Quartz countertops, tiled backsplash, Pendant lights, Stainless Steel Appliances, gas cooktop and walk-in Pantry. Spacious Living and luxurious main Bedroom and Bath with dual sink Quartz topped Vanity, oversized walk-in Shower, Linen Closet and walk-in Closet. Quartz topped Vanity also in 2nd Full Bath. Designer Pkg including tiled Entry, Halls, Living, Kitchen and Wet areas plus America's Smart Home Technology. Front exterior coach lights, covered back Patio, full Gutters, 6 ft fenced backyard, landscape Package, full Sprinkler System and more! Playground, Amenity Center and Pool. The Square, Rayzor Ranch Town Center also nearby.

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

**MLS STATUS:** Active

**MLS:** 21217872

**YEAR BUILT:** 2026

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Eagle Creek

**LIST DATE:** 03/27/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,796

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.14

**LOT SIZE (SQFT):** 5,976

## INTERIOR FEATURES

### FIREPLACE:

- None

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorSingle
- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- PrivateYard
- RainGutters

### SIDING:

- Brick
- Frame
- Rock
- Stone

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- HeatPump

### UTILITIES:

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

### AMENITIES:

- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv

### SECURITY FEATURES:

- SmokeDetectors

### COMMUNITY:

- Playground
  - Park
  - Pool
  - TrailsPaths
  - CommunityMailbox
  - Curbs
  - Sidewalks
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**BROKERED BY:** Century 21 Mike Bowman, Inc.