

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 11116 EMORY OAK RIDGE

FLOWER MOUND, TX 76226



\$899,000



3,385 sqft



4 beds



4 baths

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## DESCRIPTION

Exceptional Drees Custom Home in Argyle ISD. The experience begins with a deep, inviting front porch that sets a welcoming tone before entering through a dramatic double-height foyer. The grand entrance immediately reveals the home's thoughtful layout: private guest bedroom with an adjacent full bathroom at the front of the home, alongside a dedicated study featuring elegant glass French doors. The elongated foyer leads into a vast, open-concept living space where soaring ceilings are anchored by a striking architectural beam that spans both the kitchen and great room. The modern yet classic white kitchen serves as a bright focal point, flowing seamlessly into the living area anchored by a stately fireplace. A massive sliding glass door floods the space with natural light and provides a transparent transition to the outdoors. The primary suite is a private retreat located on the main floor, along with a secondary bedroom featuring a full ensuite bathroom. Upstairs, a sprawling loft offers a versatile footprint for gaming, entertainment, or a dedicated home-schooling environment, complemented by another spacious bedroom and a well-appointed full bathroom. The functional design extends to the three-car split garage, which features a separate one-car bay ideal for a private workshop, studio, or golf cart storage. Situated on an expansive lot, the Texas-sized backyard is a true blank canvas ready for a custom pool, professional landscaping, or a premier outdoor kitchen. This property is located within the highly acclaimed Argyle ISD and the premier community of Canyon Falls. Residents enjoy a true lifestyle destination, with HOA-provided front yard maintenance, cable and internet, plus access to miles of hiking and biking trails, a dog park, a fitness center, and multiple resort-style pools. Argyle ISD High School and elementary school are located within the Canyon Falls!

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

**MLS STATUS:** Active

**MLS:** 21222773

**YEAR BUILT:** 2023

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Canyon Falls Village 12

**LIST DATE:** 04/03/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,385

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.25

**LOT SIZE (SQFT):** 10,802

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dishwasher
- Disposal
- Microwave
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● DoorMulti</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li><li>● Community</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● CathedralCeilings</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● Playground</li><li>● Park</li><li>● Pool</li><li>● TrailsPaths</li><li>● CommunityMailbox</li><li>● Sidewalks</li></ul>
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**LISTED BY:** Veronica Delic 

**PHONE:** 817.808.9020

**BROKERED BY:** eXp Realty LLC