



**2032 COURTLAND DRIVE**  
FRISCO, TX 75034



\$3,595,000



7,234 sqft



6 beds



8 baths

## DESCRIPTION

Tucked behind the guarded gates of The Hills of Kingswood — Frisco's most elite private enclave — this French-country estate is a masterwork of craftsmanship, elegance, and enduring architectural style. Every element reflects intention and discernment: a turreted stone façade, slate-style roofline, and commanding double doors revealing travertine floors, soaring ceilings, and sunlight cascading through dramatic picture windows. At the heart of the home, the chef's kitchen pairs a massive furniture-style island with KitchenAid professional appliances, custom cabinetry, and fluid connection to the main living room, where ornamental millwork and a stone-framed fireplace establish a mood of quiet luxury. A circular wet bar sits perfectly placed for entertaining, linking living, media, and outdoor spaces with effortless sophistication and natural flow. Two private guest suites reside on the main level alongside a true theater designed for elevated cinematic experiences. An executive study framed by bay windows and bespoke built-ins offers an inspiring backdrop for productivity and retreat. The primary suite stands alone — offering private garage entry, a fireside sitting area, direct yard access, dual couture-style closets, and a spa bath with freestanding tub and expansive walk-through shower. Upstairs, three ensuite bedrooms complement a large game room and balcony overlooking manicured grounds — ideal for a future pool, gardens, and outdoor kitchen oasis. And then, the showpiece: a rare, stone-clad grotto — a private sanctuary curated for wine tastings, speak-easy, or secure safe-room use. Minutes from PGA Frisco, Legacy West, and The Star — within premier Frisco ISD — this estate embodies privacy, presence, and an uncompromising standard of luxury reserved for the truly exceptional.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21084678  
**YEAR BUILT:** 2011  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** The Hills Of Kingswood Ph 1  
**LIST DATE:** 03/27/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 7,234  
**TOTAL BEDS:** 6  
**FULL BATHS:** 6  
**HALF BATHS:** 2  
**ACRES:** 0.47  
**LOT SIZE (SQFT):** 20,603

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- Decorative
- FamilyRoom
- Gas
- LivingRoom
- PrimaryBedroom

### FLOOR COVERINGS:

- Carpet
- Tile
- Travertine
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dryer
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- Washer
- WineCooler

### WINDOWS:

- BayWindows
- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- English
- FrenchProvincial
- Traditional
- Detached

### PARKING:

- DoorMulti
- Driveway
- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener
- Oversized

### LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Concrete
- Tile

### YARD/GROUNDS:

- Balcony
- GasGrill
- Lighting
- OutdoorGrill
- PrivateYard
- RainGutters

### SIDING:

- Brick
- RadiantBarrier
- Rock
- Stone
- Stucco

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Gate
- Metal

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## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleStaircases
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- FireSprinklerSystem
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityGuard
- GatedWithGuard

### COMMUNITY:

- Curbs
  - TrailsPaths
  - Gated
  - Sidewalks
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**LISTED BY:** Linda Baker 

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