

CENTURY 21

Judge Fite Company



5008 MONTALCINO BOULEVARD

FLOWER MOUND, TX 75022



\$2,599,000



6,107 sqft



6 beds



5 baths

DESCRIPTION

Experience elevated living inside one of Flower Mound's most exclusive gated and secured communities. This extraordinary estate delivers a rare combination of luxury, functionality, and comfort with an assumable 3.1 percent loan that makes owning it as smart as it is spectacular. From the moment you walk through the doors, there is an immediate sense of calm and openness. The layout flows effortlessly beneath 14-foot ceilings with natural light pouring through a wall of windows. The kitchen is the heart of the home, a chef's dream with a massive island that makes cooking and entertaining easy, whether it is Sunday breakfast or a full house of guests. A 30-foot panoramic glass door opens completely, connecting the living room to the backyard in a way that makes the space feel alive. Step outside and you will see why this home was designed for both living and leisure, featuring a sparkling pool, outdoor kitchen, granite firepit seating, and shade sails that create a private resort feel. Every inch of this home was designed for comfort, with two washers and dryers in the utility room, a whole home Sonos sound system, and dual Nest thermostats to keep each area just right. The primary suite is private and serene, with a flex room perfect for an office, nursery, or gym, and a custom closet that connects directly to the laundry room. Beyond the main home is a 6,500 square foot unfinished sports complex with HVAC, two bathrooms, and the framework for a golf simulator and pickleball court or anything your imagination can come up with. The seven-car garage includes a tornado shelter, and the detached guest house features two bedrooms, two bathrooms, a full kitchen, living space, and office for family or long term guests. Set within a gated enclave bordered by the rolling greens of Tour 18, this home offers privacy, convenience, and elegance with an unbeatable 3.1 percent assumable loan.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21091717

YEAR BUILT: 2016

COUNTY: Denton

TRACT OR SUBDIVIION: Montalcino Estates Ph 1

LIST DATE: 10/22/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 6,107

TOTAL BEDS: 6

FULL BATHS: 5

HALF BATHS: 0

ACRES: 1.38

LOT SIZE (SQFT): 59,982

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Gas
- LivingRoom

FLOOR COVERINGS:

- EngineeredHardwood
- Tile

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- Range
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


| | | |
|--|--|--|
| STYLE: <ul style="list-style-type: none">● Craftsman● Detached | PARKING: <ul style="list-style-type: none">● AdditionalParking● DirectAccess● Driveway● Boat● RvAccessParking | LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● BacksToGreenbeltPark● IrregularLot● Lawn● Landscaped● ManyTrees● Subdivision● SprinklerSystem |
| ROOF TYPE: <ul style="list-style-type: none">● Composition | YARD/GROUNDS: <ul style="list-style-type: none">● Awnings● Balcony● Deck● Lighting● OutdoorGrill● Other● RainGutters● SportCourt● FirePit | SIDING: <ul style="list-style-type: none">● Brick |
| POOL TYPE: <ul style="list-style-type: none">● DivingBoard● Gunite● InGround● OutdoorPool● PoolCover● Pool | FOUNDATION: <ul style="list-style-type: none">● Slab | FENCING: <ul style="list-style-type: none">● WroughtIron |

UTILITIES

| | |
|--|---|
| HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas● Zoned | UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SepticAvailable● SeparateMeters● WaterAvailable |
|--|---|

ADDITIONAL PROPERTY DETAILS

| | |
|--|---|
| AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● WalkInClosets● Pantry● WiredForSound | SECURITY FEATURES: <ul style="list-style-type: none">● SecurityGate● GatedCommunity |
|--|---|

LISTED BY: Tiffany Caballero 
PHONE: 817-789-8887

BROKERED BY: Real Broker, LLC

COMMUNITY:

- FencedYard
- Gated