

# CENTURY 21

Judge Fite Company



## 44 ARMSTRONG DRIVE

FRISCO, TX 75034



\$2,490,000



6,518 sqft



5 beds



7 baths

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## DESCRIPTION

Luxury and craftsmanship define this custom-built estate in the prestigious, gated, and guarded community of Stonebriar Park. From the moment you approach, the slate roof and copper gutters offer a glimpse of the exceptional quality that lies within. Inside, every detail reflects a commitment to excellence, including energy-efficient foam insulation that will surprise you with lower utility bills & offers practical attic storage. Rich wood detailing adorns the floors, doorways, walls, and ceilings, showcasing timeless beauty—no MDF in sight! The thoughtful and versatile floor plan caters to all life stages. Whether you're enjoying the spaciousness of the entire home or settling comfortably on the first floor, the three mini-suites on the second level are perfect for holiday gatherings and extended family stays. The gourmet kitchen is complemented by a traditional scullery, offering both elegance and practicality for all your culinary needs. All the awesome details won't fit here.

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

**MLS STATUS:** Active

**MLS:** 21165638

**YEAR BUILT:** 2005

**COUNTY:** Collin

**TRACT OR SUBDIVISION:** Villages Of Stonebriar Park

**LIST DATE:** 01/29/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 6,518

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 2

**ACRES:** 0.32

**LOT SIZE (SQFT):** 13,939

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- WoodBurning

### FLOOR COVERINGS:

- Hardwood
- Parquet
- Tile

### APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- ConvectionOven
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- IceMaker
- Microwave
- Range
- SomeCommercialGrade
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- AlleyAccess
- CircularDriveway
- Covered
- DriveThrough
- Garage
- GarageDoorOpener
- KitchenLevel
- PorteCochere
- GarageFacesRear

### LOT DESCRIPTION:

- CulDeSac
- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Slate

### YARD/GROUNDS:

- Lighting
- PrivateYard
- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- Gunite
- InGround
- Pool
- PoolSpaCombo
- SaltWater
- Waterfall
- WaterFeature

### FOUNDATION:

- PillarPostPier

### FENCING:

- Brick
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- Fireplaces
- NaturalGas
- Zoned

### UTILITIES:

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

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- WiredForData
- NaturalWoodwork
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- FireAlarm
- FireSprinklerSystem
- GatedCommunity
- SmokeDetectors
- SecurityLights
- Wireless
- GatedWithGuard

### COMMUNITY:

- Curbs
  - Gated
  - Sidewalks
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**LISTED BY:** Jane Yeatman 

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**BROKERED BY:** Ebby Halliday Realtors