



**3808 BOYNTON BOULEVARD**  
FLOWER MOUND, TX 75022



\$1,895,000



5,356 sqft



5 beds



6 baths

## DESCRIPTION

Motivated Seller!! Now offered at \$1,895,000, reduced by \$385,000. This exceptional property presents a rare opportunity to own a move-in-ready 2021 Toll Brothers home with resort-style amenities in Town Lake community of Flower Mound. The sellers recently made a significant price adjustment creating a timely opportunity for buyers seeking luxury and immediate move-in readiness. Experience luxury open-air living in this thoughtfully designed home featuring seamless indoor-outdoor living. A striking central courtyard with a covered outdoor dining area creates the perfect space for entertaining. The great room opens to both the courtyard and backyard patio through dual sliding doors, enhancing the natural flow for gatherings and everyday living. Inside, the home offers a private den, a gourmet kitchen with an expansive island and dining area, a first-floor guest suite with full bath, and a luxurious primary suite with a spa-inspired bathroom and oversized walk-in closet. Upstairs includes a spacious game and flex room, a media room, and three additional bedrooms, each with its own full bathroom. The backyard features a custom-designed 18' x 60' three-lane lap pool—far larger than a typical residential pool and ideal for serious swimmers or fitness enthusiasts. Programmable lighting creates a beautiful atmosphere for day and evening enjoyment. Privacy is enhanced by more than 70 holly and oak trees planted in a double-row formation, creating a lush evergreen privacy screen. Both the front and backyard also feature a redesigned irrigation system. Additional highlights include a 4-car garage with epoxy flooring, two private gated entrances for added curb appeal and security, and a whole-home water filtration system. Meticulously maintained with over \$450,000 in premium upgrades, including courtyard and patio flooring enhancements, this home offers luxury living without the wait or cost of new construction.

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

**MLS STATUS:** Active

**MLS:** 21168833

**YEAR BUILT:** 2021

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Townlake Ph Four

**LIST DATE:** 02/07/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,356

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 0.82

**LOT SIZE (SQFT):** 35,719

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- Gas
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- IndoorGrill
- Microwave
- TanklessWaterHeater
- WaterPurifier
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- ContemporaryModern
- Detached

### PARKING:

- DoorMulti
- DirectAccess
- Driveway
- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- Private
- GarageFacesSide
- Secured

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- CoveredCourtyard
- GasGrill
- OutdoorGrill
- OutdoorKitchen
- OutdoorShower
- PrivateEntrance
- PrivateYard
- RainGutters

### SIDING:

- Rock
- Stone
- Stucco

### POOL TYPE:

- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSpaCombo

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Metal
- Privacy

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## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas
- Zoned

### UTILITIES:

- NaturalGasAvailable
  - PhoneAvailable
  - SepticAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:


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

### SECURITY FEATURES:

- SecuritySystem
- FireAlarm
- FireSprinklerSystem
- SmokeDetectors

### COMMUNITY:

- Park
  - TrailsPaths
  - CommunityMailbox
  - Curbs
  - Sidewalks
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LISTED BY: Joanne Park Park 

BROKERED BY: O Realty Group LLC