



2201 LA ROCHELLE
FLOWER MOUND, TX 75022



\$2,999,999



7,955 sqft



5 beds



7 baths

DESCRIPTION

HOME JUST REDUCED FROM \$3,999,999 TO \$2,999,999, A MILLION DOLLAR PRICE REDUCTION! INSPIRED BY THE GREAT VILLAS OF TUSCANY*APPRAISED AT \$5.3 MILLION APRIL 2024*STUNNING ESTATE,LOCATED IN EXCLUSIVE GUARDED & GATED LAKE COMMUNITY OF CHATEAU DU LAC*NESTLED ON A SPRAWLING 2 ACRE LOT,CANVASSED BY MAJESTIC TREES*PRIVACY ABOUND*GRAND ENTRY W-ROTUNDA CEILING & HAND-PAINTED DOME*BUILT SPARING NO EXPENSE & PERFECT FOR ENTERTAINING WITH A GREAT FLOOR PLAN THAT FLOWS SEAMLESSLY*UNMATCHED ANYWHERE!*RELAX IN YOUR OWN BACKYARD PARADISE*CREATED FOR ENTERTAINING*OPENS TO SEVERAL PATIOS INCLUDING A LARGE PATIO W-OUTSIDE LIVING AREA, FIREPLACE & GRILL*BEAUTIFUL VIEWS OF EXPANSIVE POOL, BRIDGES*VINEYARD, KOI POND & FORT*NIGHT LIGHTING*STUDY W-FIREPLACE & READING AREA*WINE TASTING ROOM*SITTING AREA W-WINE STORAGE*UPPER LEVEL OFFERS 3 OVERSIZED BEDROOM EN-SUITES PLUS BILLIARDS ROOM,WET BAR & 2ND STUDY*PRIMARY & GUEST SUITE LOCATED ON 1ST LEVEL*GOURMET KITCHEN FEATURES DCS PROFESSIONAL SERIES GAS RANGE W-8 BURNERS & 2 OVENS*QUICK POSSESSION*5 HVAC ZONES*AEROBIC SEPTIC*CITY WATER*REAL STUCCO*TILE ROOF*5 TOTAL PARKING*4 OVERSIZED ATTACHED GARAGES & PORTE COCHERE*KITCHEN FEATURES SUBZERO FRIDGE, PASTA FAUCET, ISLAND, VEGGIE SINK, BUILT-IN DESK & TOP-OF-THE-LINE APPLIANCES*PRIMARY SUITE W 2-STORY CLOSET, FIREPLACE & FANTASTIC SHOWER*OTHER AMENITIES INCLUDE HAND-FORGED IRON BALUSTERS, ROJO TRAVERTINE FLOORING*3 FIREPLACES*5 FULL BATHS*2 HALF BATHS*SEE ROOM BY ROOM AMENITIES LIST, DRONE VIDEO SET TO MUSIC ON NTREIS*SEE APPRAISAL DONE BY ROBERT TOTTEN, VALUE AT \$5,300,000*

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21183959

YEAR BUILT: 2002

COUNTY: Denton

TRACT OR SUBDIVIION: Chateau Du Lac Ph I

LIST DATE: 02/20/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 7,955

TOTAL BEDS: 5

FULL BATHS: 5

HALF BATHS: 2

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FIREPLACE:

- Den
- FamilyRoom
- Gas
- GasStarter
- PrimaryBedroom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Tile
- Travertine
- Wood

APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- IndoorGrill
- IceMaker
- Microwave
- Range
- Refrigerator
- SomeCommercialGrade
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Mediterranean
- Detached

PARKING:

- Concrete
- DoorMulti
- Driveway
- ElectricGate
- Enclosed
- Garage
- GarageDoorOpener
- Gated
- InsideEntrance
- KitchenLevel
- Lighted
- OffStreet
- ParkingPad
- GarageFacesRear

LOT DESCRIPTION:

- BackYard
- CulDeSac
- HardwoodTrees
- Lawn
- Landscaped
- ManyTrees
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Tile

YARD/GROUNDS:

- Balcony
- Courtyard
- GasGrill
- Lighting
- OutdoorGrill
- Other
- Playground
- PrivateEntrance
- RainGutters
- SportCourt

SIDING:

- Stucco

POOL TYPE:

- Gunite
- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSweep
- PoolSpaCombo
- SaltWater
- Waterfall

FOUNDATION:

- Slab

FENCING:

- Fenced
- Gate
- Metal
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces
- Gas
- NaturalGas
- Zoned

UTILITIES:

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

AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Loft
- MultipleStaircases
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystem
- FireAlarm
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityGuard
- SecurityLights

COMMUNITY:

- Gated
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LISTED BY: Sharon Hodnett 

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BROKERED BY: Keller Williams Realty