

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3772 HAMILTON HEIGHTS AVENUE

FRISCO, TX 75034



\$2,000,000



4,632 sqft



5 beds



7 baths

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## DESCRIPTION

Thoughtfully designed for everyday living and elevated entertaining, this former model Edgestone residence offers a rare layout with nearly all bedrooms on the main level, creating a highly functional and livable floorplan. The heart of the home centers around an expansive, luxury kitchen, dining, and living space where daily life naturally unfolds. Anchored by Sub-Zero refrigeration, Wolf appliances, a large island, and custom built-ins, the kitchen opens seamlessly to a vaulted living room with wood beams, statement fireplace, and sliding glass doors overlooking the backyard. A true standout is the \$70K custom home theater, delivering an immersive experience with projector, surround sound, and built-in media features. A dedicated study-music room with fireplace and custom detailing adds versatility, while plantation shutters throughout bring timeless style and privacy. Upstairs, a spacious game room with wet bar provides the perfect secondary entertainment space. Set on a larger, beautifully landscaped lot with mature trees, the outdoor space is designed for both relaxation and entertaining. The covered patio features a fireplace, motorized screen, and ample room for lounging. A generous pool and spa with water feature, along with grassy areas, creates a private backyard retreat ideal for gatherings. Additional highlights include epoxy-finished garages with EV charging, abundant storage, and seamless indoor-outdoor flow. Located in Frisco's coveted Edgestone community, residents enjoy trails, parks, fitness amenities, resort-style community pool and close proximity to premier schools, shopping, dining, and the Dallas North Tollway.

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

**MLS STATUS:** Active

**MLS:** 21223689

**YEAR BUILT:** 2017

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Edgestone At Legacy

**LIST DATE:** 04/03/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,632

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 2

**ACRES:** 0.36

**LOT SIZE (SQFT):** 15,550

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- Decorative
- FamilyRoom
- Library
- Outside

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasWaterHeater
- PlumbedForGas
- Range
- SomeCommercialGrade
- VentedExhaustFan

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Covered</li><li>● Driveway</li><li>● EpoxyFlooring</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Tile</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Stucco</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● Heated</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● Private</li><li>● PoolSpaCombo</li><li>● SaltWater</li><li>● WaterFeature</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Wood</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● CathedralCeilings</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

● Curbs  
● Sidewalks  
**LISTED BY:** Jeff Cheney 

**PHONE:** 972.965.0169

**BROKERED BY:** Monument Realty