



6640 PALERMO TRAIL
FLOWER MOUND, TX 75077



\$1,245,000



4,274 sqft



4 beds



4 baths

DESCRIPTION

A striking blend of timeless Mediterranean elegance and grand-scale design, this exceptional residence makes an unforgettable first impression with its refined stucco elevation and expansive three-car garage. Step through the doors into a breathtaking entry, where soaring ceilings and a dramatic winding staircase set the tone for the luxury that unfolds throughout. Thoughtfully designed for both everyday living and elevated entertaining, the home is flanked by a sophisticated formal dining room adorned with a statement chandelier, while a private downstairs guest suite with en-suite bath offers comfort and seclusion for visitors. The dedicated study, featuring impressive double-height ceilings, creates an inspiring space for work or quiet retreat. At the heart of the home, the grand living room captivates with vaulted ceilings, a striking stone fireplace, and an open, airy ambiance that seamlessly flows into the breakfast nook and chef's kitchen. Designed to impress, the kitchen showcases a large center island, granite surfaces, gas cooktop, stainless steel appliances, and an abundance of cabinetry and prep space, perfect for both hosting and daily living. The primary suite is a private sanctuary, generously sized to accommodate a sitting area and complemented by a spa-inspired en-suite bath featuring dual vanities, a soaking garden tub, separate shower, and an expansive walk-in closet. Upstairs, dual staircases lead to an entertainer's dream, an oversized game room, a fully enclosed media room with elegant French doors, and well-appointed secondary bedrooms offering comfort and space for all. Outdoors, the sprawling backyard presents a rare opportunity to create your own private oasis, with ample room for a resort-style pool, outdoor kitchen, or custom entertaining space, the possibilities are truly endless.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21205027

YEAR BUILT: 2014

COUNTY: Denton

TRACT OR SUBDIVIION: Terracina Ph 1

LIST DATE: 04/01/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,274

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.39

LOT SIZE (SQFT): 17,162

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Gas
- GasLog
- GasStarter
- LivingRoom
- Stone

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● Covered● DoorMulti● DirectAccess● DoorSingle● Driveway● Enclosed● GarageFacesFront● Garage● GarageDoorOpener● InsideEntrance● KitchenLevel● Lighted● Oversized● Storage	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● Greenbelt● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Tile	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Rock● Stone● Stucco
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Brick● BackYard● Fenced● Full● Gate● Privacy● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Fireplaces● NaturalGas	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● NaturalGasAvailable● PhoneAvailable● SewerAvailable● SeparateMeters● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets

SECURITY FEATURES:

- Prewired
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors
- SecurityLights

COMMUNITY:

- Lake
 - Playground
 - Park
 - TrailsPaths
 - Curbs
 - Sidewalks
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LISTED BY: Susan Mathews 

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BROKERED BY: Allie Beth Allman & Associates