

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1942 RIO BLANCO DRIVE

FRISCO, TX 75033



\$859,900



3,664 sqft



4 beds



4 baths

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## DESCRIPTION

Beautifully updated and meticulously maintained, this exceptional residence is ideally situated on a premium corner lot in the highly sought-after Trails of West Frisco. Offering 4 bedrooms, 3.5 baths, and approximately 3,662 square feet, this home combines timeless design with over \$200,000 in thoughtfully curated upgrades. Designed for both everyday living and elevated entertaining, the open-concept layout features expansive living and dining spaces filled with natural light. The fully renovated kitchen showcases granite countertops, custom cabinetry, designer backsplash, upgraded lighting, and stainless-steel appliances, seamlessly connecting to the main living areas. The primary suite offers a private retreat with a beautifully updated spa-inspired bathroom, including an upgraded walk-in shower and modern finishes. Additional enhancements throughout the home include wood flooring, new carpet, fresh interior paint, updated plumbing fixtures, and contemporary lighting. Major system improvements provide peace of mind, including a new HVAC system (2024) and a recently installed water heater (2026), along with various electrical and plumbing upgrades. Outdoor living is equally impressive, featuring a private heated pool, refinished decking, and an expanded covered patio—perfect for relaxing or entertaining year-round. Located within The Trails, residents enjoy access to a premier golf course community with mature trees, scenic walking trails, parks, and highly rated Frisco ISD schools. Convenient proximity to The Star, PGA Headquarters, and Toyota Stadium places dining, entertainment, and recreation just minutes away. This home presents a rare opportunity to own a move-in-ready property with significant upgrades in one of Frisco's most established and desirable communities.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21235093  
**YEAR BUILT:** 1999  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** The Trails Ph 1 Sec B  
**LIST DATE:** 04/10/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,664  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 0.25  
**LOT SIZE (SQFT):** 11,064

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Gas

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AlleyAccess</li><li>● DoorSingle</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● PoolSpaCombo</li><li>● Waterfall</li><li>● Community</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></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleStaircases</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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**COMMUNITY:**  
**LISTED BY:** Cassie Wauson 

**PHONE:** 469.980.8751

**BROKERED BY:** Real Broker, LLC

- Clubhouse
- Golf
- Park
- TennisCourts
- TrailsPaths
- Sidewalks