

# CENTURY 21<sup>®</sup>

Judge Fite Company



11804 WILLET WAY  
DENTON, TX 76207



\$755,000



2,677 sqft



2 beds



3 baths

## DESCRIPTION

RARE, OVERSIZED CORNER LOT in Robson Ranch, North Texas' premier 55+ Active Adult community! This upgraded Rialta floor plan offers unmatched comfort and class. Meticulously maintained and improved by an artist who values quiet serenity, this home blends an unusual level of privacy with a generous amount of natural light. The open great room flows uninterrupted into the dining room and well-appointed kitchen. Beautiful granite counters, vented exhaust, a walk-in pantry, and premium stainless steel appliances and cooktop provide ample space and utility to handle any event you might host. Take special note of the custom, stained-glass backsplash that was created by the owner and has a unique way of relieving stress while you cook. The covered back patio is positioned perfectly to showcase breathtaking sunsets. A flex room off of the front entry boasts a utility sink, making it the perfect place for a hobby room, and a large office or den is situated between the bedrooms. The secondary bedroom has its own convenient en suite. Step into the owner's suite, through the custom barn door, and bathe in peace and luxury in the insulated tub. Other highlights include copious shower and closet space, dual vanities, radiant barrier, insulated garage, laminate floors (2021), new dishwasher (2025), master closet carpet (2026). Robson Ranch has gated access, a 27-hole championship golf course, restaurant, indoor & outdoor pools, fitness center, 16 pickleball courts, 6 tennis courts, multi-purpose gym, saunas, salon, a bank, library, dog park, walking and biking paths, fishing lake, community garden, and softball field. The Creative Arts Center has a full woodworking studio, arts, crafts, and sewing rooms, a ceramics and pottery studio, and art gallery. This NTX oasis is conveniently close to stores, shopping, hospitals, and banks. Don't wait on new construction; begin writing the next chapter of your story now at 11804 Willet Way! Strategically priced to sell!

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

**MLS STATUS:** Active

**MLS:** 21237744

**YEAR BUILT:** 2018

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Robson Ranch Unit 10-2

**LIST DATE:** 04/24/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,677

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.3

**LOT SIZE (SQFT):** 13,207

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- Electric
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- Laminate

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

### WINDOWS:

- 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>● DoorMulti</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● KitchenLevel</li><li>● Lighted</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Landscaped</li><li>● Level</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>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</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>● None</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>● ElectricityConnected</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>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● GatedCommunity</li><li>● SmokeDetectors</li><li>● GatedWithGuard</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Clubhouse</li><li>● FitnessCenter</li><li>● Fishing</li><li>● Golf</li><li>● Pickleball</li><li>● Pool</li><li>● Restaurant</li><li>● Sidewalks</li><li>● TennisCourts</li><li>● TrailsPaths</li><li>● Curbs</li><li>● Gated</li></ul>	

**LISTED BY:** Kevin Tydlacka 

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**BROKERED BY:** Keller Williams Realty