

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1449 FLANAGAN FARM DRIVE

NORTHLAKE, TX 76226



\$1,299,000



3,641 sqft



4 beds



5 baths

## DESCRIPTION

Exquisite luxury living in the highly acclaimed Argyle ISD! This impeccably maintained residence showcases refined design, soaring ceilings, and upscale finishes throughout, now enhanced with brand new carpet for a fresh, move-in-ready feel. Thoughtfully designed for both comfort and elegance, the home features 4 bedrooms on the main level in a split arrangement, complemented by 4 full baths and 1 half bath. Sophisticated entertaining spaces include a formal dining room, a private executive office, and an expansive upstairs bonus room with its own bath. At the heart of the home, the open-concept living area flows seamlessly into a chef-inspired kitchen outfitted with an oversized island, granite countertops, stainless steel appliances, double ovens, and a 5-burner gas cooktop—perfectly designed for both everyday living and elevated entertaining. A gas fireplace adds warmth and ambiance to the main living space. Step outside to a true resort-style backyard retreat featuring a spacious covered patio, an outdoor living cabana with a wood-burning fireplace, a sparkling pool, and a sport court—creating the ultimate setting for entertaining. Enjoy serene views and added privacy with no rear neighbors. This is the best lot in the neighborhood positioned right next to one of the ponds! Ideally positioned near premier shopping, dining, and major thoroughfares, this exceptional home offers the perfect blend of luxury, comfort, and convenience. Virtual tour and floorplans in the transaction desk.

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

**MLS STATUS:** Active

**MLS:** 21243319

**YEAR BUILT:** 2017

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Prairie View Farms

**LIST DATE:** 04/18/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,641

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- GasStarter
- LivingRoom
- Outside
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- Range
- SomeCommercialGrade
- WineCooler

### WINDOWS:

- WindowCoverings

## 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>● DoorMulti</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BasketballCourt</li><li>● GasGrill</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● OutdoorLivingArea</li><li>● RainGutters</li><li>● SportCourt</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Cabana</li><li>● Gunit</li><li>● Heated</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● PoolSpaCombo</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>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</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>● BuiltInFeatures</li><li>● Chandelier</li><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● WalkInClosets</li><li>● CableTv</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Heather Ogg 

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**BROKERED BY:** Compass RE Texas, LLC

### COMMUNITY:

- CommunityMailbox

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