

\$4,399,900 - 2223 Courtland Drive, Frisco

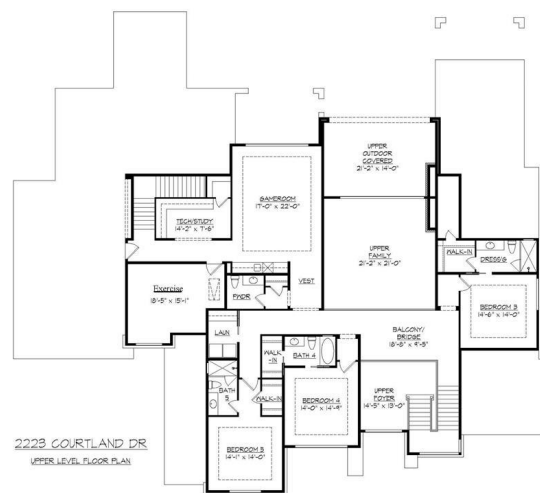
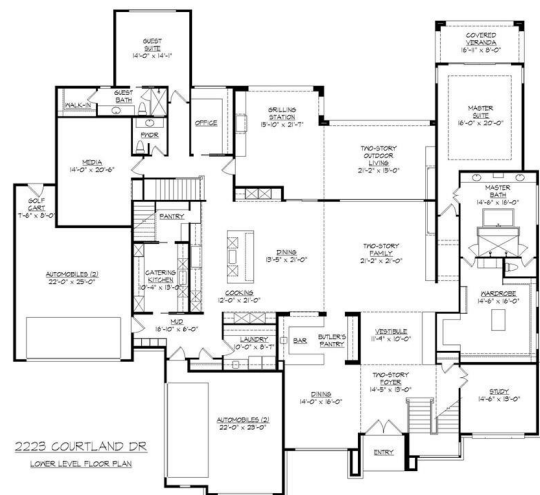
MLS® #20802930

\$4,399,900

5 Bedroom, 5.20 Bathroom, 7,298 sqft
Residential on 0.42 Acres

Hills of Kingswood, Frisco, TX

Modern Luxury Custom with Pool in high end destination Hills of Kingswood's secure gated community. Stucco exterior huge windows and a circular drive leading to the four car garage creates the classic Transitional Modern look so sought after by today's savvy purchasers. Enter through the custom made front iron door to floating stairs gracing the foyer with a view of the wine art display, the glass walled serving bar, butlers pantry with the designer dining room beyond. The study has expansive to the floor windows to make working a pleasure. Our Designer team has selected Professional Wolfe & Sub Zero appliance package including Wolfe drop in cook top and double ovens, a 72 inch side by side fridge, coffee bar, plus full catering kitchen, large pantry and a 10 ft. kitchen island. The home office is just off the kitchen for convenience. The Media is down and has a clear path to the expansive outdoor living area with fireplace, grill station and view of the new pool. The guest suite is down with large windows to view the back yard. Master suite is down and has a covered Veranda for private outdoor relaxation. Master bath has free standing tub and double entry shower with two shower heads and a large window for spa effect. The oversized wardrobe comes with lots of built ins for discriminating clothiers. The home comes with surround sound wiring in the Media and family room. Speaker wiring in study, dining, kitchen, primary suite and outdoor living with smart feature expandability. The 2x6 exterior



wall studs create space for extra insulation and keeps the home breathing, quiet and saves on energy consumption. The home has mud cubbies, two staircases, two laundry rooms, expansive outdoor living space with grilling station, a patio off master and a pool ready for swimming upon move in. Up is game with wet bar , tech study center, three ensuite bedrooms and an exercise room.

Built in 2025

Essential Information

MLS® #	20802930
Price	\$4,399,900
Bedrooms	5
Bathrooms	5.20
Full Baths	5
Half Baths	2
Square Footage	7,298
Acres	0.42
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	2223 Courtland Drive
Subdivision	Hills of Kingswood
City	Frisco
County	Denton
State	TX
Zip Code	75034

Amenities

Utilities	Cable Available, City Sewer, City Water
Features	Club House, Community Sprinkler, Curbs, Gated, Greenbelt, Guarded Entrance, Sidewalks

# of Garages	4
Garages	2-Car Double Doors, Additional Parking, Circular Driveway, Concrete, Epoxy Flooring, Garage Door Opener, Garage Faces Front, Garage Faces Side
Has Pool	Yes
Pool	Gunitite, In Ground, Outdoor Pool, Private

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Cable TV Available, Chandelier, Double Vanity, Decorative Lighting, Dry Bar, Granite Counters, High Speed Internet Available, Kitchen Island, Loft, Multiple Staircases, Natural Woodwork, Open Floorplan, Pantry, Sound System Wiring, Wet Bar, Walk-In Closet(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside

Exterior

Exterior Features	Attached Grill, Balcony, Covered Porch(es), Rain Gutters, Outdoor Living Center, Private Entrance, Private Yard
Lot Description	Interior Lot
Roof	Composition
Construction	Stucco
Foundation	Slab

School Information

District	Lewisville ISD
Elementary	Hicks
Middle	Arbor Creek
High	Hebron

Listing Details

Listing Agent	Shirley Davis
Listing Office	Shirley Boulter Davis, REALTOR

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Listing information last updated on November 21st, 2025 at 7:16am CST