

\$4,395,000 - 414 Watson Boulevard, Frisco

MLS® #21109193

\$4,395,000

5 Bedroom, 5.20 Bathroom, 5,822 sqft
Residential on 0.21 Acres

The Preserve, Frisco, TX

414 Watson is located in The Preserve, Frisco's only guarded and gated community overlooking the PGA Championship course at the Omni PGA—every home is custom, with designs curated and overseen by the town architect. The Preserve is home to the 2027 PGA Championship & these are the first and only homes finished and for sale in the community!

414 Watson is open & inviting with big entertaining energy with thoughtful Santa Barbara design. 5,822 sqft, 5 bdrms & 5.2 baths, with an authentic barrel-clay tile roof, oak & limestone floors throughout, fixtures from Urban Electric, plaster entry with double-sided fireplace (entry/family room), LaCantina sliding patio door & large windows with custom steel doors throughout. Home also includes an impressive workout room, a junior master suite, a large game room, amazing downstairs primary suite, plus two large laundry rooms and a superb prep kitchen.

Built in 2025

Essential Information

MLS® #	21109193
Price	\$4,395,000



Bedrooms	5
Bathrooms	5.20
Full Baths	5
Half Baths	2
Square Footage	5,822
Acres	0.21
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	414 Watson Boulevard
Subdivision	The Preserve
City	Frisco
County	Denton
State	TX
Zip Code	75033-1930

Amenities

Utilities	City Sewer, City Water, Community Mailbox, Concrete, Curbs, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities
# of Garages	3
Garages	Epoxy Flooring, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Rear, Gated

Interior

Interior Features	Built-in Wine Cooler, Decorative Lighting, Double Vanity, Eat-in Kitchen, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s)
Heating	Central, Natural Gas, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas Logs, Living Room, Master Bedroom, Outside, Stone, Double Sided

Exterior

Exterior Features	Balcony, Covered Porch(es), Rain Gutters, Outdoor Living Center, Private Yard
Roof	Metal, Spanish Tile
Construction	Stucco, Block

Foundation Pillar/Post/Pier, Slab

School Information

District Frisco ISD
Elementary Minett
Middle Staley
High Memorial

Listing Details

Listing Agent Steve Koleno
Listing Office Beycome Brokerage Realty LLC



Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.
Listing information last updated on November 21st, 2025 at 6:15am CST