

\$6,995,000 - 1194 Courtland Drive, Frisco

MLS® #21109455

\$6,995,000

5 Bedroom, 5.30 Bathroom, 7,969 sqft
Residential on 0.69 Acres

Hills of Kingswood Ph 6a, Frisco, TX

Experience exceptional modern luxury in this new construction estate located in the prestigious, guard-gated Hills of Kingswood. Estimated completion December 2025. This architectural masterpiece blends timeless design with cutting-edge technology and resort-style amenities.

The open-concept layout welcomes you with soaring ceilings, expansive windows, and seamless indoor-outdoor flow. The chef's kitchen features custom cabinetry, professional-grade appliances, a large island, and a hidden prep kitchen with butler's pantry. A dedicated wine room and wet bar make entertaining effortless.

The primary suite offers ultimate relaxation with a private sauna, spa-inspired bath, and direct access to the terrace overlooking the backyard oasis. Enjoy a fully equipped home theater, security room, and whole-home automation featuring a Lutron system and in-wall speakers throughout.

Upstairs includes a spacious game room, media lounge, and covered balcony perfect for entertaining. Step outside to a private resort-style setting with a sparkling pool, elevated spa, sunken fire lounge, and a covered outdoor kitchen with dining and lounge areas.

Additional highlights include a study, five



ensuite bedrooms, mudroom, and four-car garage. This extraordinary residence offers sophistication, comfort, and privacy in one of North Texas’s™ most exclusive communities.

Built in 2025

Essential Information

MLS® #	21109455
Price	\$6,995,000
Bedrooms	5
Bathrooms	5.30
Full Baths	5
Half Baths	3
Square Footage	7,969
Acres	0.69
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1194 Courtland Drive
Subdivision	Hills of Kingswood Ph 6a
City	Frisco
County	Denton
State	TX
Zip Code	75034-1147

Amenities

Utilities	City Sewer, City Water
# of Garages	4
Garages	Direct Access, Garage, Garage Door Opener, Garage Faces Front
Has Pool	Yes
Pool	Heated, In Ground, Water Feature, Waterfall, Cabana

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Cable TV Available, Chandelier,
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Decorative Lighting, Double Vanity, Dry Bar, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Multiple Staircases, Open Floorplan, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Second Primary Bedroom

Appliances	Home Theater
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Logs, Living Room, Outside

Exterior

Exterior Features	Basketball Court, Outdoor Kitchen, Outdoor Shower
Roof	Composition, Metal
Foundation	Slab

School Information

District	Lewisville ISD
Elementary	Hicks
Middle	Arbor Creek
High	Hebron

Listing Details

Listing Agent	David Auren
Listing Office	Keller Williams Urban Dallas

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