

\$4,300,000 - 453 Watson Boulevard, Frisco

MLS® #20685842

\$4,300,000

4 Bedroom, 4.20 Bathroom, 6,462 sqft
Residential on 0.17 Acres

The Preserve, Frisco, TX

Experience unparalleled living at the Santa Barbara in The Preserve at Fields Frisco, where Ventura Custom Homes presents the exclusive Parkside Villas nestled within the prestigious PGA Frisco. This exquisite home features 3 bedrooms & an incredible 3rd floor sports lounge. Enjoy a sparkling lap pool and a charming front courtyard complete with a fire pit, sitting area & water feature - truly the epitome of luxury. Noteworthy features include soaring vaulted ceilings w beautiful wood paneling, an elevator, a lavish master suite with his & hers closets, a chef's kitchen, prep kitchen & a stunning rooftop terrace among other luxuries. This is the perfect retreat for a second or third home! Teaming up with world-renowned SHM Architects, Ventura Custom Homes will craft only a limited number of these iconic villas on the esteemed Watson Blvd. This isn't just a home; it's an invitation to embrace ultimate luxury & convenience in a sought-after, 24-hr guard gated community. Brookside in Fields Frisco is a master-planned community near PGA Frisco. Spanning approximately 2,500 acres, Fields is designed to offer residents a comprehensive living experience with a variety of amenities and luxury homes. Its prime location provides residents with easy access to major highways, business centers, shopping districts and entertainment venues, making it convenient for both work and leisure. Residents of Fields enjoy a wide array of amenities including over 30 miles of trails, a \$13M amenities center with



resort-style pool and fitness center, social events and scenic nature views around the master-planned PGA Frisco and Field Frisco community. Fields Frisco is home to the new PGA Headquarters, offering access to world-class golf facilities. Nearby, master developer Fehmi Karahan is bringing much-anticipated Fields West to life, a 180-acre development with luxury shopping, dining and entertainment.

Built in 2024

Essential Information

MLS® #	20685842
Price	\$4,300,000
Bedrooms	4
Bathrooms	4.20
Full Baths	4
Half Baths	2
Square Footage	6,462
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	453 Watson Boulevard
Subdivision	The Preserve
City	Frisco
County	Denton
State	TX
Zip Code	75033

Amenities

Utilities	City Sewer, City Water, Concrete, Curbs, Sidewalk
Features	Club House, Community Pool, Community Sprinkler, Fitness Center, Gated, Golf, Greenbelt, Guarded Entrance, Jogging Path/Bike Path,

	Park, Playground, Pool, Tennis Court(s), Other
# of Garages	2
Garages	Alley Access, Covered, Driveway, Enclosed, Garage
Has Pool	Yes
Pool	Heated, In Ground, Outdoor Pool, Pool/Spa Combo

Interior

Interior Features	Built-in Features, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Multiple Staircases, Open Floorplan, Walk-In Closet(s), Wired for Data
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Exterior

Exterior Features	Attached Grill, Balcony, Courtyard, Covered Porch(es), Outdoor Grill, Outdoor Living Center
Lot Description	Adjacent to Greenbelt, Corner Lot, Few Trees, Greenbelt, Interior Lot, Landscaped, Park View, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Stucco
Foundation	Slab

School Information

District	Frisco ISD
Elementary	Minett
Middle	Wilkinson
High	Panther Creek

Listing Details

Listing Agent	Jeff Cheney
Listing Office	Monument Realty

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