

# \$830,000 - 1212 13th Street, Argyle

MLS® #21050273

**\$830,000**

4 Bedroom, 3.10 Bathroom, 3,779 sqft

Residential on 0.18 Acres

Harvest Ph 3b, Argyle, TX

Welcome to your dream home, situated in the prestigious Harvest community and zoned for the top-rated Argyle ISD, this beautifully designed 4-bedroom, 3.5-bathroom home with a 3-car garage offers 3,779 sq ft of luxury living with thoughtful upgrades throughout. Step into a chef's dream kitchen featuring a butler's pantry, perfect for entertaining and everyday elegance. The open-concept living room, formal dining room, and dedicated home office create a seamless flow for both comfort and functionality. The extra-large primary suite is a true retreat, complete with an en-suite bath with jetted tub and a custom walk-in closet with glass-enclosed cabinets. Convenience meets luxury as the primary closet connects directly to the laundry room. An additional bedroom and full bath are also located on the main floor—ideal for guests or multigenerational living. Upstairs, enjoy a spacious game room with a half bath, private media room, two additional bedrooms with a Jack-and-Jill bathroom, and a built-in desk nook for homework or creative projects. Outdoor living is a dream with a sparkling heated pool with water features, covered patio, and cabana with mounted TV—perfect for summer movie nights. The backyard features premium turf, while the front yard is beautifully landscaped with lush zoysia grass. Additional highlights include a central vacuum system, whole-home water filtration and softener system, and countless thoughtful upgrades throughout. HOA includes cable, internet and



access to multiple pools, parks, gyms and community events. This is more than a home—it's a lifestyle. Schedule your showing today!

Built in 2020

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 21050273                |
| Price          | \$830,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.10                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,779                   |
| Acres          | 0.18                    |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1212 13th Street |
| Subdivision | Harvest Ph 3b    |
| City        | Argyle           |
| County      | Denton           |
| State       | TX               |
| Zip Code    | 76226-2099       |

**Amenities**

|              |                                                                                                                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | All Weather Road, Cable Available, City Sewer, City Water, Co-op Electric, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter, MUD Water, Natural Gas Available, Phone Available, Sidewalk, Underground Utilities |
| # of Garages | 3                                                                                                                                                                                                                                                   |
| Garages      | Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Front, 2-Car Single Doors                                                                                                                                                              |
| Has Pool     | Yes                                                                                                                                                                                                                                                 |

|      |                                                  |
|------|--------------------------------------------------|
| Pool | Cabana, Gunite, Heated, In Ground, Water Feature |
|------|--------------------------------------------------|

## Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Cable TV Available, Central Vacuum, Decorative Lighting, Dry Bar, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Sound System Wiring, Walk-In Closet(s) |
| Appliances        | Home Theater                                                                                                                                                                                                                                             |
| Heating           | Central, Electric                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                         |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Covered Porch(es), Rain Gutters, Lighting, Private Yard |
| Lot Description   | Few Trees, Interior Lot, Landscaped                     |
| Roof              | Composition                                             |
| Construction      | Brick, Siding                                           |
| Foundation        | Slab                                                    |

## School Information

|            |             |
|------------|-------------|
| District   | Argyle ISD  |
| Elementary | Argyle West |
| Middle     | Argyle      |
| High       | Argyle      |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Agent  | Megan Collingwood         |
| Listing Office | Keller Williams Realty-FM |

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