

\$375,000 - 8040 Cool River Drive, Frisco

MLS® #21091726

\$375,000

2 Bedroom, 2.00 Bathroom, 1,540 sqft

Residential on 0.12 Acres

Frisco Lakes By Del Webb Villa, Frisco, TX

Nestled in the vibrant community of Frisco, this delightful single-story home offers the perfect blend of comfort and convenience. Featuring sunroom that would make a beautiful study and breakfast nook that could be a study area or morning room, this residence is designed for easy living. From its versatile open floorplan to its low-maintenance exterior, every detail invites a sense of ease and luxury. Special features includes zero carpet because of beautiful engineered wood flooring throughout and tile in the bathrooms and laundry, gorgeous remodeled standing shower in the master with frameless Dreamline Enigma glass door, mud set tile floor and tile walls in primary bath plus a barn type door for generous space. Doorway in the primary bedroom to bath is a clever barn door type for freedom to move around, tray ceilings in living and primary bedroom. Not just another Steel Creek floorplan. Step inside to discover an inviting open-concept living space that seamlessly connects the living room, dining area, and kitchen. The expansive layout encourages both entertaining and relaxation, making it an ideal setting for any occasion. The kitchen is a chef's delight, boasting sleek countertops, modern appliances, and ample cabinet space for all your culinary needs. Both bedrooms provide a serene escape with generous closet space and plenty of natural light. The primary suite offers a private bath with modern fixtures and a spacious shower, while the second bedroom is conveniently



located near the additional bathroom, perfect for guests. Outside, the property is designed for minimal upkeep, allowing more time to enjoy the vibrant surroundings or explore the myriad of local amenities Frisco has to offer. The two-car garage provides ample storage and parking space, further enhancing the practicality of this charming residence. Experience the perfect fusion of style and functionality in this beautifully maintained home. Explore the potential and make this Frisco gem your own.

Built in 2016

Essential Information

MLS® #	21091726
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	8040 Cool River Drive
Subdivision	Frisco Lakes By Del Webb Villa
City	Frisco
County	Denton
State	TX
Zip Code	75036-1349

Amenities

Utilities	Cable Available, City Sewer, City Water, Concrete, Curbs, Electricity Available
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Features	Club House, Community Pool, Community Sprinkler, Curbs, Fitness Center, Golf, Greenbelt, Jogging Path/Bike Path, Park, Perimeter Fencing, Pickle Ball Court, Pool, Sidewalks, Tennis Court(s)
# of Garages	2
Garages	Concrete, Driveway, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Front

Interior

Interior Features	Cable TV Available, Double Vanity, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Heating	Central, Natural Gas

Exterior

Exterior Features	Covered Porch(es), Rain Gutters
Lot Description	Few Trees, Landscaped, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Rock/Stone
Foundation	Slab

School Information

District	Little Elm ISD
Elementary	Hackberry
Middle	Lowell Strike
High	Little Elm

Listing Details

Listing Agent	Debi Leavitt
Listing Office	Coldwell Banker Apex, REALTORS

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Listing information last updated on November 5th, 2025 at 1:00am CST