

# 216 Village Way, Argyle, Texas 76226

**MLS#:** 21215951 Incomplete  
**Property Type:** Residential

**216 Village Way Argyle, TX 76226-3624**  
**SubType:** Single Family

**LP:** \$650,000  
**OLP:**



**Also For Lease:** N  
**Subdivision:** Argyle Town Village  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R731284](#)  
**Lot:** 4R **Block:** 5  
**Legal:** ARGYLE TOWN VILLAGE BLK 5 LOT 4R  
**Unexempt Tx:**  
**Lst \$/SqFt:** \$230.91  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 4 **Tot Bth:** 3 **Liv Area:** 3  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 2 **Pool:** No  
**Half Bath:** 1 **Adult Community:** No  
**Smart Home App/Pwd:** No

**SqFt:** 2,815/Builder  
**Appraisr:**  
**Yr Built:** 2026/Assessor/New Construction - Comp  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** Mandatory  
**HOA Dues:** \$700/Annually  
**HOA Mgmt Email:**  
**Access Unit:** No  
**Hdcp Am:** No  
**Horses?:**  
**Prop Attached:** No  
**Acres:** 0.249  
**HOA Co:** CMA Management  
**Phone:** 972-943-2828  
**HOA Website:**  
**AccUnit SF:**  
**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Gar Size:** 20x21x9  
**Unit Type:**

### School Information

**School Dist:** Argyle ISD  
**Elementary:** Hilltop **Middle:** Argyle **High:** Argyle  
**Intermediate:** Argyle

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
<b>Bedroom-Primary</b>	14 x 12 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Hollywood Bath, Separate Shower, Walk-in Closet(s)	<b>Bath-Primary</b>	9 x 9 / 1	Built-in Cabinets, Dual Sinks, Ensuite Bath, Hollywood Bath, Natural Stone/Granite Type, Separate Shower
<b>Bedroom</b>	11 x 13 / 2	Walk-in Closet(s)	<b>Bedroom</b>	13 x 12 / 2	Walk-in Closet(s)
<b>Bath-Full</b>	5 x 12 / 2	Built-in Cabinets, Dual Sinks, Linen Closet, Natural Stone/Granite Type	<b>Bath-Half</b>	5 x 5 / 1	
<b>Kitchen</b>	17 x 11 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Granite/Granite Type Countertop, Kitchen Island, Pantry, Walk-in Pantry, Water Line to Refrigerator	<b>Utility Room</b>	8 x 9 / 1	Built-in Cabinets, Drip/Dry Area, Linen Closet, Separate Utility Room
<b>Dining Room</b>	12 x 11 / 1		<b>Living Room</b>	20 x 14 / 1	Fireplace
<b>Breakfast Rm</b>	13 x 11 / 1		<b>Family Room</b>	13 x 19 / 2	Ceiling Fan(s)
<b>Bedroom</b>	27 x 16 / 2				

### General Information

**Housing Type:** Single Detached  
**Style of House:** Traditional  
**Lot Size/Acres:** Less Than .5 Acre (not Zero)  
**Soil:**  
**Heating:** Central, Fireplace(s)  
**Roof:** Composition, Shingle  
**Construction:** Siding  
**Foundation:** Slab  
**Basement:** No  
**Fireplace Type:** Decorative, Living Room  
**Flooring:** Carpet, Tile, Wood  
**Levels:** 2  
**Type of Fence:** Back Yard, Partial, Wood, Wrought Iron  
**Cooling:** Ceiling Fan(s), Central Air  
**Accessible Ft:**  
**Patio/Porch:** Covered, Front Porch, Patio, Rear Porch  
**Special Notes:**  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Possession:** Closing/Funding

### Features

**Appliances:** Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Plumbed For Gas in Kitchen  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup  
**Interior Feat:** Decorative Lighting, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  
**Exterior Feat:** Awning(s), Covered Patio/Porch, Rain Gutters, Lighting  
**Park/Garage:** Driveway, Garage, Garage Faces Front, Garage Single Door, Inside Entrance, Lighted  
**Street/Utilities:** City Sewer, City Water, Individual Gas Meter, Individual Water Meter  
**Lot Description:** Interior Lot, Landscaped, Lrg. Backyard Grass, Many Trees  
**HOA Includes:** Full Use of Facilities, Maintenance Grounds, Management Fees  
**Other Equipment:**

### Remarks

**Property Description:** WELCOME HOME to this charming custom Craftsman in Argyle Town Village! Discover this beautifully crafted new construction home, ideally located just a short walk from the community pool and Hilltop Elementary in the highly sought-after Argyle ISD. Thoughtfully designed with modern features and timeless character, this home offers a spacious open-concept floor plan with a versatile flex space, perfect for a formal dining room, study, or additional living area. The kitchen is a true centerpiece, featuring abundant storage, a large island with with seating and leathered granite, Flows seamlessly into the bright breakfast area filled with natural light, ideal for everyday living and effortless entertaining. Enjoy quiet mornings on the welcoming covered front porch or unwind in the evenings on the back patio. The peaceful, friendly community creates the perfect setting for both relaxation and connection. With 3 generously sized bedrooms and 4 flexible living spaces, this home easily adapts to your lifestyle needs. Experience the charm of country-style living while being just minutes from upscale dining, shopping, and entertainment, including Roanoke's Oak Street, UNT, TWU, DFW Airport, Alliance Town Center, and Texas Motor Speedway.

**Excludes:** None

**Public Driving Directions:** Starting on I-35W North, take exit 79 onto Crawford Rd. Turn right onto Crawford Rd, at the roundabout, take the first exit onto Crawford Rd. Turn right onto Fort Worth Dr, turn left onto Village Way. Your destination is on your right.

**Private Rmks:** Visit [www.216village.com](http://www.216village.com). Please contact Heather Van Curen with questions at 972-672-0540 or [heathervancuren@magnoliarealty.com](mailto:heathervancuren@magnoliarealty.com). Review Offer Instructions in Supplemental Materials. Care was taken to ensure measurements, schools & all data are accurate but should be verified by buyer and or buyer's agent.

### Financial Information

**Loan Type:** Treat As Clear      **Bal:**      **Payment:**  
**Pmt Type:**      **Lender:**      **Orig Date:**      **2nd Mortg:** No  
**Seller Concessions:**

### Agent/Office Information

**CDOM:**      **DOM:**      **LD:**      **XD:** 09/30/2026  
**List Type:** Exclusive Right To Sell  
**List Off:** [MAGNOLIA REALTY \(MRAR01\) 940-294-6916](#)      **LO Fax:**      **Brk Lic:** 9009432  
**LO Addr:** 151 FM 407 E, Suite 202 Argyle, Texas 76226      **LO Email:**  
**List Agt:** [Heather Vancuren \(0531716\) 972-672-0540](#)      **LA Cell:** 972-672-0540      **LA Fax:**  
**LA Email:** [heathervancuren@magnoliarealty.com](mailto:heathervancuren@magnoliarealty.com)      **LA Othr:**      **LA/LA2 Texting:** Yes/  
**LA Website:**      **LO Sprvs:** Will Woods (0630801) 940-294-6916  
**Pref Title Co:** National Title      **Location:** 3360 Long Prairie Rd 972-221-3521

### Showing Information

**Call:** Showing Service      **Appt:** (800) 257-1242      **Owner Name:** See Offer Instructions  
**Keybox #:**      **Keybox Type:**      **Seller Type:** Standard/Individual  
**Show Instr:** For Virtual Showings, please see the link in MLS. Please remove shoes in wet weather, turn off all lights and lock doors. Please provide feedback. Contact Heather Van Curen with any questions or offers at 972-672-0540 or at [heathervancuren@magnoliarealty.com](mailto:heathervancuren@magnoliarealty.com).  
**Show Allowed:**  
**Show Srvc:** BrokerBay  
**Occupancy:** Vacant      **Open House:**  
**Showing:** Showing Service

Prepared By: Amanda Perdew MAGNOLIA REALTY on 04/02/2026 08:38