

2170 Forest Hill Drive, Cross Roads, Texas 76227

MLS#: 21160241 **N Active**
Property Type: Residential

[2170 Forest Hill Drive Cross Roads, TX 76227-7104](#)
SubType: Single Family

LP: \$1,450,000



Also For Lease: N
Subdivision: Forest Hills
County: Denton
Country: United States
Parcel ID: [R655433](#)
Lot: 1R **Block:** B
Legal: FOREST HILLS BLK B LOT 1R
Unexempt Tx: \$15,300
Spcl Tax Auth: No

Lst \$/SqFt: \$341.18

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
PID:No

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

SqFt: 4,250/Assessor
Yr Built: 2008/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No
Horses?:
Attached: No
Acres: 2.323
HOA Dues: \$882/Semi-Annual
AccUnit SF:

Garage: Yes/3
Attch Gar: Yes
Carport: 0
Cov Prk: 4
Unit Type:

School Information

School Dist: Denton ISD
Elementary: Providence **Middle:** Rodriguez **High:** Ray Braswell

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	16 x 16 / 1	Fireplace	Family Room	20 x 19 / 1	Ceiling Fan(s), Fireplace
Office	12 x 12 / 1		Kitchen	20 x 13 / 1	Breakfast Bar, Built-in Cabinets, Farm Sink, Kitchen Island, Second Sink, Solid Surface/Non-Natural Type, Water Line to Refrigerator
Dining Room	14 x 12 / 1		Breakfast Rm	14 x 9 / 1	
Utility Room	9 x 9 / 1	Built-in Cabinets, Room for Freezer, Separate Utility Room, Sink in Utility	Bedroom-Primary	21 x 15 / 1	Ceiling Fan(s), Ensuite Bath, Garden Tub, Separate Shower, Separate Vanities, Walk-in Closet(s)
Bedroom	14 x 12 / 1	Ceiling Fan(s), Split Bedrooms, Walk-in Closet(s)	Bedroom	14 x 12 / 1	Walk-in Closet(s)
Bedroom	12 x 12 / 1	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)			

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 1 to < 3 Acres
Alarm/Security: Burglar, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
Soil:
Heating: Central, Natural Gas, Zoned, Other
Roof: Shingle
Windows: Window Coverings
Construction: Brick, Rock/Stone, Wood
Foundation: Slab
Basement: No
Possession: Other

Fireplace Type: Family Room, Gas, Gas Logs, Living Room, Stone
Flooring: Carpet, Tile, Wood
Levels: 1
Type of Fence: Metal
Cooling: Ceiling Fan(s), Central Air, Electric, Zoned, Other
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Patio
Special Notes: Deed Restrictions, Survey Available
Listing Terms: Cash, Conventional

Features

Appliances: Built-in Refrigerator, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Oven-Double, Tankless Water Heater
Interior Feat: Built-in Features, Cathedral Ceiling(s), Chandelier, Decorative Lighting, Dry Bar, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch, Rain Gutters, Storm Cellar
Park/Garage: Circular Driveway, Covered, Driveway, Garage, Garage Door Opener, Garage Double Door, Garage Single Door, Heated Garage
Pool Features: Fenced, Gunite, In Ground, Outdoor Pool, Pool/Spa Combo, Salt Water, Other

Street/Utilities: Aerobic Septic, Co-op Electric, Co-op Water, Concrete, Individual Gas Meter, Individual Water Meter, Natural Gas Available, Private Road, Underground Utilities, Well
Lot Description: Acreage, Few Trees, Interior Lot, Landscaped, Sprinkler System, Water/Lake View, Waterfront
HOA Includes: Management Fees
Restrictions: Deed
Easements: Drainage, Utilities
Waterfront: Lake Front
Dock Permitted: No
Other Equipment:

Plat Wtrfn Bnd:
Lake Pump: Yes

Remarks

Property Description: In the coveted gated community of Forest Hills in Cross Roads, discover this meticulously renovated masterpiece with easy access to Highway 380 in booming North Texas. Set on 2.32 serene acres, stunning sunsets and a picturesque pond with an illuminated fountain create magical evenings. The single-story design offers 4,250 square feet of interior living space. Step inside to soaring 10,12, and 14-foot ceilings throughout, crowned by a breathtaking 20-foot cathedral ceiling in the family room and sophisticated coffered details in the formal living area. The flowing floor plan seamlessly connects the formal dining room to the elegant living space, with stunning fireplaces gracing the formal living and family rooms. An expansive master suite offers luxurious privacy with an oversized bathroom and walk-in closet. The heart of this home is a spacious chef's kitchen that opens to a light-filled family room, creating the perfect space for both entertaining and daily living. Distinctive 9-foot solid doors throughout add to the home's architectural appeal, while recent updates include new HVAC systems installed in 2023 and 2024. The entire residence has been freshly painted inside and out with premium paint. Step outside to find your private oasis – a completely renovated pool & expansive entertainment area featuring over 2,000 square feet of patio and deck space. The pool has cutting-edge features, including an efficient chiller system to maintain perfect temperatures during hot months and an automatic water leveling system. The property's efficient irrigation system draws from a private pond owned by 6 homeowners, significantly reducing water costs. Both climate-controlled garages feature extensive above-storage space with dedicated lighting, providing ample room for organization. Modern stone accents & a sophisticated color palette complete this thoughtfully updated residence, creating a perfect blend of luxury & comfort in one of North Texas's most desirable locations.

Public Driving Directions: Hwy 380 - North on Fishtrap - Left into Forest Hills - Right at stop sign.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 01/25/2026 14:02