



**4240 SAN JUAN AVENUE**

4240 SAN JUAN AVE, PROSPER, TX 75078

**\$1,950,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 4240 SAN JUAN AVENUE

4240 SAN JUAN AVE, PROSPER, TX  
75078

Experience refined living in this exceptional Dave R. Williams custom home, formerly the builder's model, located in the exclusive gated community of Christie Farms. Perfectly positioned on a sprawling one-acre homesite, this residence showcases impeccable craftsmanship, thoughtful design, and a seamless blend of sophistication and comfort. Designed for both everyday living and elevated entertaining, the home offers 5 spacious bedrooms, 6 luxurious baths, and a 4-car garage—all thoughtfully arranged on a single level for effortless flow.

**Fireplace Count: 2 Fireplaces,**  
**Cooling: Central A/C,**  
**Sewer: Septic,**  
**Garage Count: 4 Car Garage,**  
**Water: City Water,**  
**Special Program: Global Luxury**

**\$1,950,000**



The expansive floor plan features a private office, along with a spacious game room and fully equipped media room, both enhanced with custom built-ins that add functionality, style, and a polished, designer finish. At the heart of the home, the chef's kitchen is both striking and functional- featuring an oversized island, premium appliances, custom cabinetry, and an abundance of prep and storage space. Designed to impress, it opens seamlessly to the main living and dining areas, creating the perfect environment for hosting while maintaining an intimate, connected feel. The living experience extends outdoors to a covered back patio designed for true indoor-outdoor living. Complete with built-in screens, this space offers year-round comfort and flexibility- perfect for al fresco dining, relaxed evenings, or elevated entertaining. Overlooking the expansive one-acre homesite, the outdoor setting provides both privacy and the opportunity to create a true resort-style retreat. From the moment you enter, you are met with elevated finishes, designer details, and true model-home quality throughout.



Set within the prestigious Christie Farms community, known for its estate-sized lots and serene surroundings, this property offers both privacy and presence-delivering a luxury lifestyle in one of Prosper's most sought-after enclaves.



