

HILLS OF KINGSWOOD · FRISCO, TEXAS

2156 LILAC LANE

An Elevated Private Estate

OFFERED AT \$11,995,000

±8,131 SF RESIDENCE · ±3,500 SF ATHLETIC COMPLEX · ±11,600 SF COMBINED



THE OFFERING

Not simply an 8,131 SF house. A trophy estate.

Set on an elevated homesite in the guard-gated enclave of Hills of Kingswood, 2156 Lilac Lane is a rare convergence of contemporary custom architecture, private resort grounds, multigenerational accommodation and an extraordinary subterranean athletic complex.

The main residence measures approximately 8,131 square feet above grade. Beneath it, a separate $\pm 3,500$ SF underground basketball and performance complex brings the combined functional space to approximately 11,600 square feet. The athletic complex is a below-grade amenity and is presented apart from above-grade living area.

\$11,995,000 OFFERING PRICE	$\pm 8,131$ SF MAIN RESIDENCE	$\pm 3,500$ SF ATHLETIC COMPLEX
$\pm 11,600$ SF COMBINED SPACE	4-Car GARAGE	Guard-Gated HILLS OF KINGSWOOD



THE SETTING

Elevated above a wooded creek preserve.

The single greatest asset of this estate is the land beneath it. Positioned high above a mature, tree-lined creek and preserve corridor, the homesite delivers depth, privacy and permanence that is nearly impossible to replicate in Frisco. There are no rear neighbors in the traditional sense — only canopy, sky and horizon.

- Elevated preserve homesite
- Mature tree-lined creek frontage
- Long-range treetop views
- Exceptional rear privacy
- Resort pool and raised spa
- Fully turfed grounds

±3,500 SF SUBTERRANEAN COMPLEX

YOUR PRIVATE ARENA

A full underground basketball and performance complex — the signature feature of the estate, and the reason it stands alone in its category.

Private Hardwood Court

Regulation-style striped hardwood, climate conditioned.

Two Glass Backboards

Ceiling-suspended goals with pro-style overhead lighting.

Full Wall Padding

Perimeter athletic padding and finished acoustics.

Weight & Training Room

Dedicated strength and performance training space.

Loft Viewing Lounge

Elevated lounge and media walls above the court.

Full Bathroom

Dedicated full bath serving the athletic level.

Contemporary architecture, executed without compromise.



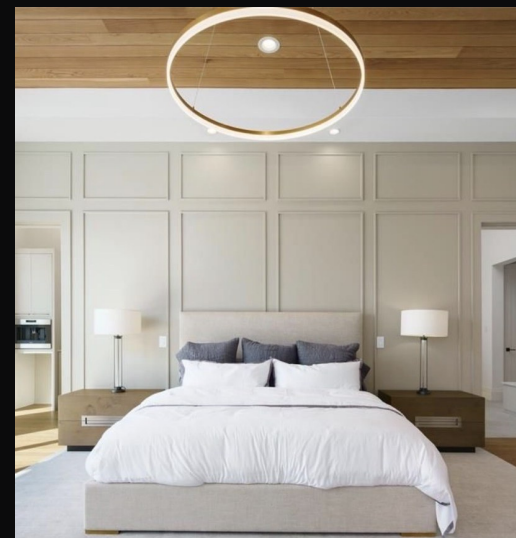
CHEF'S KITCHEN

Soaring beamed ceilings, walls of steel-framed glass and a floating white-oak staircase establish the architectural language. Light moves through the plan all day, and every principal room addresses the preserve.



FLOATING STAIRCASE

The chef's kitchen centers on an oversized stone island with professional appliances, custom millwork and supporting prep areas. The primary suite is a private wing with a spa-caliber bath and designer lighting.



PRIMARY SUITE

ENTERTAINMENT & LIVING

Built for the evening that never has to end.

Movie Theater

Dedicated theater with a full bar

Wine Room

Temperature-controlled display cellar

Two Game Rooms

Separate levels for adults and family

In-Law Suite Wing

Private bedroom, bath, living area and access

Outdoor Kitchen

Covered loggia and resort entertaining zones

Safe Room

Plus three laundry / wash rooms and 4-car garage



ESTATE SPECIFICATIONS

The complete measure of the property.

RESIDENCE

±8,131 SF main residence

Contemporary custom architecture

Soaring ceilings, walls of glass

Floating white-oak staircase

Chef's kitchen with prep areas

Custom millwork & designer lighting

Luxury primary suite

Spa-style primary bathroom

ATHLETIC & PERFORMANCE

±3,500 SF underground complex

Private hardwood basketball court

Two glass-backboard goals

Professional-style court lighting

Full perimeter wall padding

Dedicated weight / training room

Full bathroom on athletic level

Loft viewing area above court

GROUNDS & OUTDOOR

Elevated creek & preserve homesite

Resort-style pool and spa

Fully turfed backyard

Full outdoor kitchen

Covered entertainment loggia

Fire feature and stone terracing

Long-range tree-line views

SYSTEMS & SUPPORT

Safe room

Three laundry / wash rooms

Four-car garage

Dedicated in-law suite wing

Movie theater with full bar

Temperature-controlled wine room

Two game rooms

GALLERY HIGHLIGHTS

A portrait of the estate.



EXTERIOR



ENTRY AT NIGHT



GREAT ROOM



CHEF'S KITCHEN



PRIMARY SUITE



LOFT LOUNGE



PRIVATE ARENA



RESORT POOL

PRIVATE SHOWING

ARRANGE A PRIVATE VIEWING

2156 Lilac Lane is shown privately, by appointment, to qualified buyers and their representatives. Proof of funds or lender pre-qualification is requested prior to scheduling.

LISTING INQUIRIES

lilaclaneestate.lovable.app

Request a private showing through the estate website

Disclaimer: Square footage, improvements, permitted areas, room counts and all property information are approximate and provided for marketing purposes only. Buyers should independently verify all information against official records, surveys, permits and appraisal documentation. Renderings, imagery and descriptions are illustrative. Offering subject to change, prior sale or withdrawal without notice.