



Thoughtfully Designed. Exceptionally Built.

THE BELLAGIO

Elevated Family Living in Park Place, Prosper

841 BELLAGIO DRIVE • AVAILABLE NOVEMBER 2026



5
BEDROOMS

5.5
BATHROOMS

5,468
SQ. FT.

2 + GOLF CART
GARAGE

THOUGHTFULLY DESIGNED. BEAUTIFULLY BUILT.

The Bellagio brings together impressive architectural detail, everyday functionality and spaces made for entertaining. With two main-floor bedroom suites, a private theater, dedicated office, double-island kitchen and exceptional indoor-outdoor living, it offers the comfort of a custom build without the wait.

[VIEW FULL DETAILS BELOW](#)

DESIGNED FOR GATHERING

A KITCHEN DESIGNED FOR GATHERING

Two oversized islands create generous room for preparation, casual seating and entertaining. The walk-in pantry adds cabinetry, counter space and a prep sink so the main kitchen stays organized while hosting.

- Two oversized kitchen islands
- Dedicated prep island with sink
- Generous soft close cabinetry and countertop space
- Built-in professional appliances including two dishwashers
- Large walk-in pantry with additional cabinetry, wall ovens, second fridge and third prep sink
- Separate wine cellar
- Built-in breakfast nook and formal dining room
- Open connection to the living room, formal dining room, breakfast nook and covered patio



IMPRESSIVE INDOOR-OUTDOOR LIVING

At the center of the home, an expansive living room features a dramatic 16-foot vaulted ceiling and statement fireplace. Large openings extend the gathering space to covered and open-air patios.

- Approximately 18-foot by 18-foot living room
- 16-foot vaulted living-room ceiling
- Statement indoor fireplace
- Covered power screened outdoor living area
- Additional open patio
- Direct connection between kitchen, living room and patio Multiple spaces for lounging, dining and entertaining



WHAT MAKES THIS HOME SPECIAL

- Two main-floor bedroom suites
- Dedicated home office with custom built-ins and glass door
- Separate his-and-hers primary closets with stackable washer and dryer
- Separate wine cellar
- Dramatic double-volume foyer
- Statement kitchen with two oversized islands
- Covered power screened outdoor living
- Spacious upstairs flex or game room with custom built-ins
- Private main-floor theater
- Walk-in pantry with cabinetry, wall oven, second fridge, and prep sink
- Private primary-suite patio access
- Workshop and extensive storage in garage

LUXURY THAT LIVES WELL

A PRIVATE MAIN-FLOOR PRIMARY RETREAT

Set apart from the secondary bedrooms, the oversized primary suite pairs a 16-foot vaulted ceiling with direct private-patio access. The spa-inspired ensuite and separate closets create a calm, highly functional retreat.

- Approximately 19-foot by 18-foot main-floor bedroom · 16-foot vaulted ceiling · Private patio access
- Freestanding soaking tub Separate walk-in shower · Dual vanities · Private water closet · Make up Vanity
- Separate his-and-hers walk-in closets with stackable washer and dryer · Convenient connection to the utility room

FLEXIBLE LIVING FOR FAMILY & GUESTS

Two bedrooms on the main floor provide valuable flexibility for guests, older children or multigenerational living. Three upstairs bedrooms are arranged around a generous flex room.

- Five bedrooms total; two on the main floor
- Main-floor guest suite with 14-foot vaulted ceiling
- Three generously sized upstairs bedrooms
- Full-bathroom access and generous closet storage
- Large flex room for games, homework or a children's lounge with custom built-ins



SPACES THAT SUPPORT EVERYDAY LIFE

Beyond the main gathering areas, purpose-built rooms help the home work beautifully every day.

- Private main-floor home office with custom built-ins
- Dedicated main-floor theater
- Mudroom with built-in storage
- Large utility room
- Walk-in pantry and separate wine cellar
- Workshop area and extensive storage
- Two-car attached garage plus golf-cart garage



CUSTOM COMFORT, WITHOUT STARTING FROM SCRATCH

Already designed and under construction, The Bellagio delivers the space, architectural character and thoughtful details buyers expect from a custom home - with anticipated availability in November 2026.

BUILT FOR TEXAS LIVING

The Bellagio is thoughtfully constructed with building systems selected for the region's heat, changing weather and soil conditions - helping homeowners feel comfortable and confident in every season.

ENGINEERED FROM THE GROUND UP

- Site-specific engineered foundation
- Foundation designed using project soil and engineering requirements
- Professionally engineered lot grading and drainage
- Termite-prevention treatment

WHY IT MATTERS

North Texas soil conditions make foundation engineering, drainage and water management especially important.

COMFORT THROUGH EVERY SEASON

- HVAC zones and efficiency rating: Smart thermostats
- Energy-efficient windows
- Upgrade insulation to garage and main floor interior walls
- Water-heating system: Hot water on Demand

WHY IT MATTERS

These systems support more consistent temperatures and efficient comfort through hot Texas summers.

WEATHER-READY EXTERIOR

- Durable exterior masonry, stucco and architectural materials
- Gutters and downspouts
- Engineered site drainage and weather-resistant finishes
- Covered front entry and outdoor living area
- Insulated Plumbing walls

WHY IT MATTERS

The exterior is designed for lasting curb appeal in North Texas sun, heat and seasonal storms.

TECHNOLOGY & CONVENIENCE

- Smart-home features; structured wiring and data connections
- Security and video-doorbell preparation
- Rough in wiring for back up generator
- EV-charger ready, Wi-Fi access-point and exterior-camera rewiring
- Wired for powered blinds

WHY IT MATTERS

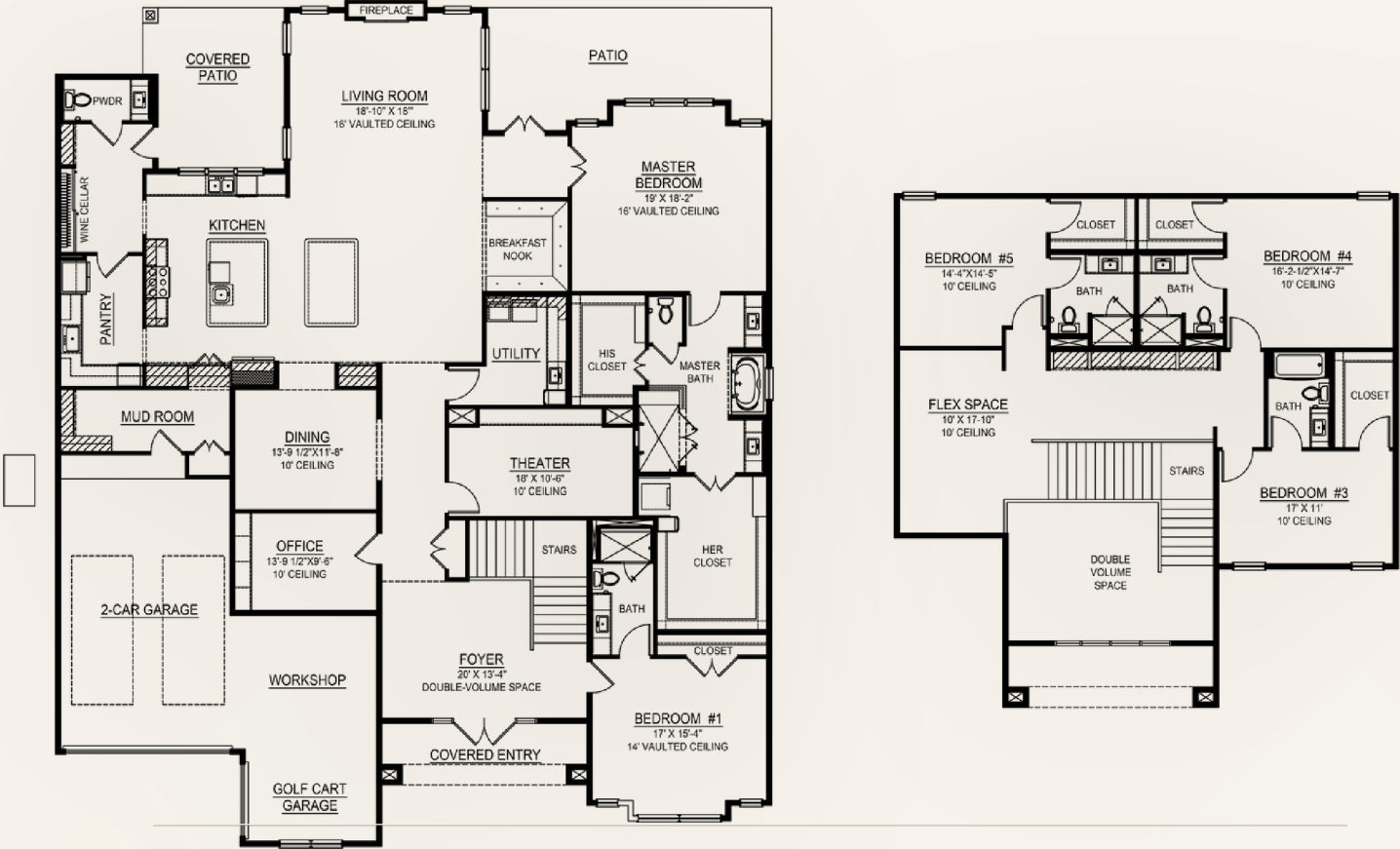
Thoughtful preparation makes it easier for the home to support the way families live today.



EVERY DETAIL, WITH INTENTION

HOME AT A GLANCE

ADDRESS	841 Bellagio Drive, Prosper, Texas
COMMUNITY	Park Place - gated community
HOME DESIGN	The Bellagio
AVAILABILITY	November 2026
SIZE	5,468 sq. ft. total · approx. 3,903 main · 1,565 upper
BEDROOMS / BATHS	5 bedrooms · 5.5 bathrooms
GARAGE	Two-car garage plus separate golf-cart garage
LIVING	Two stories · main-floor primary · second main-floor suite
SPECIALTY SPACES	Office · theater · upstairs flex · wine cellar · workshop
OUTDOOR LIVING	Covered power screened living area · Additional open patio



THE HRD DIFFERENCE

This is not a production home with builder-grade selections. Every HRD home is thoughtfully planned and professionally curated to create a more elevated, custom-feeling experience. From the architecture and functional floor plan to the finishes throughout, every decision is made with intention.

THE RESULT IS A MOVE-IN-READY HOME
THAT FEELS PERSONAL, REFINED AND DISTINCTLY DIFFERENT.