

CENTURY 21[®]

Judge Fite Company



TBD SHAHAN PRAIRIE ROAD UNIT B

LITTLE ELM, TX 75068



\$3,000,000



3,356 sqft



5 beds



3 baths

DESCRIPTION

Welcome to your dream property! The value is in the land and its perfect location with great development potential. Situated right on the shores of beautiful Lake Lewisville, this property boasts close to 1000 ft of lakefront. Imagine waking up every morning to stunning views of the water and spending your days fishing, swimming or just soaking up the sun. The best part is that there are no deed restrictions, so you'll have the freedom to make this property your own. Two 30x40 shops sit on the lot, which could make wonderful tiny homes. BONUS -there is already a dock installed. This property offers so many options and flexibility. We're confident you'll fall in love with it! It's truly a one-of-a-kind opportunity to own a piece of paradise right here in Texas. Newly installed roof as of 9-12-2024. This is one of 3 seperate ways to purchase this piece of Paradise.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 20310141

YEAR BUILT: 1963

COUNTY: Denton

TRACT OR SUBDIVIION: Dm Cule

LIST DATE: 06/05/2024

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800.451.8055

AREA:

SQUARE FEET: 3,356

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 4

LOT SIZE (SQFT): 174,240

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Tile

APPLIANCES:

- Dishwasher
- Microwave
- Refrigerator

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AttachedCarport
- Covered
- Garage
- Paved
- RvGarage
- RvCarport
- GarageFacesSide
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- BackYard
- CornerLot
- Greenbelt
- Lawn
- Landscaped
- FewTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Balcony
- Deck
- Garden
- RvHookup

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - SepticAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- EatInKitchen
- KitchenIsland
- PanelingWainscoting
- CableTv
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors
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