



1113 SHAHAN PRAIRIE ROAD
LITTLE ELM, TX 75068



\$3,250,000



3,356 sqft



5 beds



3 baths

DESCRIPTION

Welcome to your dream property! This stunning lot is the perfect place to call home. Two 30x40 shops sit on the lot, which would make wonderful tiny homes. They give you plenty of space to relax and unwind making it perfect for anyone who loves a warm and inviting living space. But the real highlight of this property is the location. 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. And the best part? There are no deed restrictions, so you'll have the freedom to make this property your own. Whether you want to build a dock, install a hot tub or just create your own outdoor oasis, this property gives you the flexibility to do it all. It's truly a one-of-a-kind opportunity to own a piece of paradise right here in Texas. New Roof installed Sept 2024. ****BONUS-Dock already on the property and conveys.**

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 20728972

YEAR BUILT: 1963

COUNTY: Denton

TRACT OR SUBDIVIION: Dm Cule

LIST DATE: 09/14/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,356

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 4.5

LOT SIZE (SQFT): 196,020

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Tile

APPLIANCES:

- Dishwasher
- Microwave
- Refrigerator

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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