

CENTURY 21

Judge Fite Company



Lot Info Approx. Survey to Verify

6001 Melba Dr.
3.4 Acres w/ 197' WF

6001 MELBA DRIVE

MALAKOFF, TX 75148



\$850,000



1,104 sqft



2 beds



2 baths

DESCRIPTION

Cozy lake cottage on 3.4 acres with nearly 200 ft of waterfront, great water depth, and a brand-new top-of-the-line boathouse! Charming 1,104 sq. ft. home ideal as a weekend getaway or a place to stay while building your dream Lakehouse. The existing residence can easily become a future guest house for family and friends. Sellers have custom 5,531 sq. ft., 5 bed, 6.5 bath, 3-car garage house plans already drawn up for the property, and they're included in the list price—making it even easier to bring your vision to life. The property is fully fenced with a gated entry and offers lots of buildable land surrounded by mature trees for privacy and space. No known restrictions—so there's potential for multiple homes (with county permit for septic system(s), livestock, or even short-term rentals. Inside, the home has been freshly painted for a bright, light, and inviting feel. The living area features a wood-burning fireplace and large picture window overlooking the property and open water. The home's elevated position provides beautiful lake views from both the living room and kitchen. The kitchen includes granite countertops, stainless appliances, newer-style cabinets, crown molding throughout, and tile floors (no carpet). A huge covered deck extends the living space outdoors—ideal for relaxing or entertaining. Outbuildings include a large RV-boat barn that can accommodate multiple vehicles, a two-bay metal barn with enclosed shed area, plus two tool sheds. Plenty of room to add a large metal building, livestock barn, or barndominium! Livestock allowed per acre within Henderson County restrictions. The new boathouse is a showstopper—built with all-aluminum decking that's low-maintenance, cool to the touch on hot days, and never needs staining or painting. It includes a wide walkway, boat and jet ski lifts, and a massive covered seating area perfect for lakeside gatherings. A rare waterfront find offering acreage, great water depth, and upgraded boathouse.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21106141

YEAR BUILT: 1981

COUNTY: Henderson

TRACT OR SUBDIVISION: None

LIST DATE: 11/12/2025

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800.451.8055

AREA:

SQUARE FEET: 1,104

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 0

ACRES: 3.4

LOT SIZE (SQFT): 148,104

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- CeramicTile

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch	PARKING: <ul style="list-style-type: none">● Gated● Unpaved● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Lawn● Landscaped● ManyTrees● SprinklerSystem● Waterfront● RetainingWall
ROOF TYPE: <ul style="list-style-type: none">● Composition● Shingle	YARD/GROUNDS: <ul style="list-style-type: none">● BoatSlip● Deck● Dock● Storage	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● GraniteCounters

LISTED BY: Debbie French 

PHONE: 903.340.8590

BROKERED BY: Ebby Halliday Realtors