

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 716 ROCKY RIDGE FLATTS ROAD

OAK RIDGE, TX 76240



\$1,475,000



8,154 sqft



18 beds



9 baths

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## DESCRIPTION

THREE TRIPLEXES in a row with gated community, total 9 units well maintained, built 2009, metal roof, covered porches, 2 car carports each, granite countertops, stone backsplash, crown molding, tray ceilings, all appliances including washer and dryer. Approx. 1 hour north of Dallas, 20 minutes from largest Casino in the world-Winstar... Approx. 15 minutes from Gainesville or Sherman, and minutes away from area Lakes. Additional storage built for each unit. Also, it conveys with additional 1.5 acres approximately land to build additional duplexes or triplexes to fetch additional income and increase the property value within the same cost. However, there is an opportunity to buy additional two single-family homes within this gated community for additional price of \$175K each (refer MLS# 21122455, 21122456)

**PROPERTY TYPE:** Multifamily - Triplex

**MLS STATUS:** Active

**MLS:** 21122410

**YEAR BUILT:** 2009

**COUNTY:** Cooke

**TRACT OR SUBDIVISION:** Oakridge

**LIST DATE:** 12/02/2025

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 8,154

**TOTAL BEDS:** 18

**FULL BATHS:** 9

**HALF BATHS:** 0

**ACRES:** 3.11

**LOT SIZE (SQFT):** 135,471

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank
- Tile

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricRange
- Disposal
- Microwave
- Refrigerator
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Carport
- GarageFacesFront
- Garage
- GarageFacesSide

### ROOF TYPE:

- Composition

### SIDING:

- FiberCement
- Other

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- SewerAvailable
- WaterAvailable

**LISTED BY:** Abdul Jameel Abdur Rahman 

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** My Dream Home Helpers Realty

### AMENITIES:

- GraniteCounters

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