

# CENTURY 21

Judge Fite Company



## 1194 THE SHORES DRIVE

CORSICANA, TX 75109



\$2,100,000



3,436 sqft



4 beds



5 baths

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## DESCRIPTION

Brand New Waterfront Custom Home in The Shores on Richland Chambers Reservoir. This stunning new construction home offers the combination of luxury, comfort, and lakefront living. Set on 120 feet of prime open-water frontage, this custom-built home features a brand-new 12-foot steel plate retaining wall and a spacious new dock designed for fun on the water. Enjoy sweeping lake views framed by beautiful shade trees in one of the most desirable gated communities on the reservoir. Inside, the thoughtfully designed layout includes four bedrooms, each with its own en suite bath, plus a stylish powder room for guests. The primary suite is a private retreat with double vanities, a separate soaking tub, and a walk-in shower. The open kitchen flows seamlessly into the main living area, where a striking stone fireplace anchors the space—perfect for gathering with friends and family. Additional highlights include: whole-house water filtration system, three-car garage, quality construction, such as 2x6 exterior wall construction, with attention to detail throughout. Located in The Shores subdivision, just over an hour from Dallas and under three hours to Houston, residents enjoy exclusive amenities including a clubhouse, gym, community pool, and accessible boat ramp. The home is within Mildred ISD, making it ideal for families seeking both top-rated schools and a relaxed waterfront lifestyle. This rare opportunity combines modern craftsmanship, resort-style amenities, and year-round lake enjoyment—all in a gated neighborhood designed for peace of mind. Active Kick Out - Seller has accepted an offer contingent on sale of buyer's home. Seller may accept another offer. Showings and back up offers welcome.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 21131421  
**YEAR BUILT:** 2025  
**COUNTY:** Navarro  
**TRACT OR SUBDIVIION:** The Shores On Richland Chamb  
**LIST DATE:** 12/12/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,436  
**TOTAL BEDS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 1  
**ACRES:** 0.81  
**LOT SIZE (SQFT):** 35,414

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- Gas
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Concrete
- EngineeredHardwood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Traditional</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Concrete</li><li>● Covered</li><li>● DoorMulti</li><li>● Driveway</li><li>● Enclosed</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● KitchenLevel</li><li>● Lighted</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● RollingSlope</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li><li>● Waterfront</li><li>● RetainingWall</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BoatSlip</li><li>● Dock</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Metal</li><li>● Partial</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● CathedralCeilings</li><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● GatedCommunity</li><li>● KeyCardEntry</li><li>● SmokeDetectors</li></ul>
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LISTED BY: Alison Roundtree 

PHONE: 512.750.6405

BROKERED BY: DHS Realty  
COMMUNITY:

- Gated