

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12001 ST HWY 31

MALAKOFF, TX 75148



\$2,195,000



3,579 sqft



3 beds



3 baths

## DESCRIPTION

East Texas Estate Near Cedar Creek Lake. This 39+ acre property in Malakoff, Texas is located minutes from Cedar Creek Lake. The estate includes multiple buildings suitable for a variety of uses including a recreational ranch, private retreats or multi-generational living arrangements. The land features open fields and wooded areas for outdoor recreation, gardening or enjoying the natural environment with a scenic 2- acre lake perfect for fishing or observing wildlife. The main residence is 3,524 square feet and includes 3 bedrooms, 3.5 baths, a private guest suite, formal dining room, office and a swimming pool with covered outdoor living area ideal for outdoor entertaining. There are two additional buildings on the property. One of the buildings is approximately 3,284 sf with a large main room with vinyl wood flooring, cathedral ceilings and LED lighting. This multi-purpose building includes a separate kitchen, two restrooms and a mechanical room. Two sets of sliding doors open up to an outdoor covered area measuring approx. 1,456 sf. At the rear of the building, doors open to a concrete patio area of approx. 1,967. The main room has a projector and screen with speakers installed inside the main room and outside in the covered entertainment area. The third building is approximately 3,220 sf and has an expansive main room with polished concrete floors, two additional rooms with bathrooms and a half bath in the vestibule. The building is currently used as a beautiful sanctuary but could be converted to residential use. Additionally, there is a large shop building measuring approx. 1,000 sf and additional agricultural outbuildings. This property has been operated as a profitable wedding and events venue and must be seen to appreciate the extent of the improvements. This ideal location as a residential compound or commercial endeavor benefits from its close proximity to the DFW market. Please contact the listing agent for further information.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Pending

**MLS:** 21153501

**YEAR BUILT:** 2007

**COUNTY:** Henderson

**TRACT OR SUBDIVIION:** G ALDRICH

**LIST DATE:** 01/14/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,579

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 39.36

**LOT SIZE (SQFT):** 1,714,521

## INTERIOR FEATURES

### KITCHEN:

- Other

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- Dishwasher
- Disposal
- GasRange

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Detached
- Farmhouse

### PARKING:

- AdditionalParking

### ROOF TYPE:

- Composition

### POOL TYPE:

- AboveGround
- Pool

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - EatInKitchen
  - HighSpeedInternet
  - OpenFloorplan
- 

**LISTED BY:** Amy Filley 

**PHONE:** 214.369.6000

**BROKERED BY:** Dave Perry Miller Real Estate