

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 174 OCEAN DRIVE

GUN BARREL CITY, TX 75156



\$1,298,000



2,628 sqft



3 beds



3 baths

## DESCRIPTION

Approximately 295 feet of prime shoreline on a rare point lot with expansive open-water views defines this custom-built 2022 waterfront home, designed in a timeless Modern Hill Country style. Offering three bedrooms, three full baths, and two living areas, the floor plan works equally well for full-time living or a weekend retreat. The open-concept kitchen and main living area feature leathered natural granite countertops, a large island with seating, farmhouse sink, stainless steel appliances, and a gas double-oven range. Rustic-look LVP flooring runs throughout the main areas, and a modern floating staircase adds architectural character. The primary suite is located on the main level with picture windows capturing unobstructed water views and patio access. The ensuite bath includes dual vessel sinks, a walk-in tile shower with dual shower heads, and a freestanding soaking tub, plus a reinforced closet with a steel door offering peace of mind. A secondary bedroom and full bath on the main level provide flexibility for guests or office space. Upstairs, the second living area features vaulted ceilings and expansive glass doors that open to the lakeside balcony, along with ample space for game tables or lounge seating. A utility sink is already installed, creating an easy opportunity to add a future wet bar. The third bedroom includes an ensuite bath, and a separate HVAC-equipped bonus room is sheetrocked and ready for finish-out — ideal for a bunk room. An elevated patio with modern railing overlooks the water and transitions down to an extended patio centered around a stone fireplace. Low-maintenance rock landscaping with drought-tolerant plantings enhances the aesthetic while minimizing upkeep. The composite-decked boathouse includes a single boat slip, jet ski lift, and upper party deck. An extra-deep two-car garage provides generous storage. Propane services the gas range and tankless water heaters. Ideally located in Gun Barrel City, the hub of Cedar Creek Lake.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21169650

**YEAR BUILT:** 2022

**COUNTY:** Henderson

**TRACT OR SUBDIVIION:** Eastwood Islands

**LIST DATE:** 02/28/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,628

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.02

**LOT SIZE (SQFT):** 914

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

### APPLIANCES:

- DoubleOven
- Dishwasher
- Disposal
- GasRange
- Microwave
- Refrigerator
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● DoorSingle</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Level</li><li>● ManyTrees</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● Waterfront</li><li>● RetainingWall</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Balcony</li><li>● BoatSlip</li><li>● FirePit</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● None</li></ul>

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## 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>● Propane</li><li>● SewerAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>
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**LISTED BY:** Debbie French 

**PHONE:** 903.340.8590

**BROKERED BY:** Ebby Halliday Realtors