



**449 EMMA JEAN TRAIL**  
IREDELL, TX 76649



\$1,600,000



2,178 sqft



3 beds



3 baths

## DESCRIPTION

449 Emma Jean Trail is a beautifully appointed single-level residence within the exclusive, gated community of Rough Creek Lodge and Resort, offering 2,178 square feet of refined Hill Country living across 3 bedrooms and 3 full bathrooms. Buff limestone masonry, dark standing-seam metal roofing, and floor-to-ceiling glass create a striking modern exterior. Inside, soaring shiplap ceilings, wide-plank hardwood floors, and an open-concept layout set the tone for effortless entertaining. The chef's kitchen features a Sub-Zero refrigerator and professional Wolf range, paired with bold cobalt-blue cabinetry, white uppers, gold hardware, and a quartz waterfall island. A custom brass bar wall anchors the dining area, and the living space flows naturally to the covered patio, complete with an outdoor fireplace and mounted TV for year-round use. Two main bedrooms each with their own en suite bath, plus a custom bunk room featuring queen-over-twin bunks and a shared hallway bath. The lot is one of the community's largest private green spaces, connecting directly to the pickleball court. Ownership at Rough Creek unlocks 9,000 gated acres of Texas Hill Country adventure, including private fishing lakes, owner-only experiences, guided bird hunts, Beretta Room privileges, zip line, climbing wall, horseback riding, sporting clays, a 1,000-yard rifle range, award-winning dining, wellness services including massages and facials, and a supervised Kids' Ranch. Concierge-level HOA services and full-time on-site support make ownership as effortless as it is extraordinary. Home sold fully furnished, minus artwork and personal items. Two new-condition Polaris Rangers available separately, making this property completely turn-key on closing day.

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

**MLS STATUS:** Active

**MLS:** 21198843

**YEAR BUILT:** 2022

**COUNTY:** Erath

**TRACT OR SUBDIVIION:** Residences at Rough Creek Lodge

**LIST DATE:** 03/09/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,178

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.13

**LOT SIZE (SQFT):** 5,837

## INTERIOR FEATURES

### FIREPLACE:

- Electric

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Microwave
- PlumbedForGas

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- ContemporaryModern
- Farmhouse
- Modern
- Ranch
- SplitLevel
- Southwestern
- Detached

### PARKING:

- Covered
- GolfCartGarage

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- RainGutters

### SIDING:

- MetalSiding
- Rock
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab
- 

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- Propane
  - SewerAvailable
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Other
- WalkInClosets
- WiredForSound

### COMMUNITY:

- CommunityMailbox
- 

LISTED BY: Dylan Davis 

BROKERED BY: Luxe West Realty

---