

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 130 NICHOLAS WAY

DECATUR, TX 76234



\$949,798



2,159 sqft



3 beds



3 baths

## DESCRIPTION

SEARCH YOUTUBE FOR A VIDEO! If you're craving rolling terrain instead of flat, forgettable Texas land, this is your property! A rare mix of elevation & usable back pasture area (est. 4 acres) creates the perfect backdrop for hiking, ATV riding, hunting, or simply roaming beneath towering mature trees. A seasonal creek winds through the lower part of the property, adding character & natural beauty. All this privacy, with easy freeway access to anywhere in DFW! Built in 2020 & on 7.354 acres (6.354 AG EXEMPT for low taxes), this custom home delivers freedom with NO HOA, 2 water wells, 2 propane systems, water softener, & thoughtful floorplan. Inside, rustic sophistication meets modern design w-soaring, wood-beamed ceilings, statement accent walls, designer lighting, custom barn doors, marble countertops & undercabinet lighting create a curated, high-end aesthetic. The kitchen commands attention w-a dramatic waterfall island, stainless farm sink, stainless appliances, custom backsplash, abundant cabinetry & a HUGE walk-in pantry! The expansive family room flows seamlessly from the kitchen! This area also includes an office nook & a sleek dry bar w-undercounter fridge. The downstairs owner's retreat has 10' ceilings, private patio access, a spa-inspired ensuite w-6' soaking tub, dual-entry shower w-dual heads, & a MASSIVE closet w-DIRECT laundry room access! The laundry room continues the luxury w-Quartz counters, a sink, custom cabinetry & undercabinet lighting. Upstairs offers two bedrooms, one currently styled as an open art studio. Seller will convert to an enclosed 3rd bedroom if desired. Step outside to your resort moment: POOL & HOT TUB w-COVERED 14x19 patio & fireplace! BONUS: A covered 6'x25' front patio! The 40'x50' INSULATED shop features 220V electric, two 12'x12' roll-up doors, room for 6+ vehicles & a 10'x50' lean-to! Plus the home has an oversized 3-car garage! This isn't just acreage. It's atmosphere. It's freedom. It's Texas done right. Hunting welcome!

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

**MLS STATUS:** Active

**MLS:** 20918675

**YEAR BUILT:** 2020

**COUNTY:** Wise

**TRACT OR SUBDIVIION:** Estate Of Bison Creek

**LIST DATE:** 04/30/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,159

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 7.35

**LOT SIZE (SQFT):** 320,340

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- BlowerFan
- Decorative
- FamilyRoom
- Gas
- GasLog
- Masonry
- Metal
- Outside
- WoodBurning

### FLOOR COVERINGS:

- Concrete
- CeramicTile
- Hardwood
- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricWaterHeater
- Disposal
- GasRange
- Microwave
- PlumbedForGas
- Refrigerator
- SomeCommercialGrade
- WaterSoftener
- VentedExhaustFan
- WarmingDrawer
- WaterPurifier
- WineCooler

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- ContemporaryModern
- MidCenturyModern
- Modern
- Ranch
- Traditional
- Detached
- Farmhouse

### PARKING:

- AttachedCarport
- AdditionalParking
- Covered
- Carport
- DoorMulti
- DriveThrough
- Driveway
- Enclosed
- ElectricVehicleChargingStations
- Garage
- GolfCartGarage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- OffStreet
- Oversized
- Paved
- Private
- RvCarport

### LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- CulDeSac
- InteriorLot
- Lawn
- Landscaped
- Ravine
- RollingSlope
- ManyTrees
- SteepSlope
- Subdivision
- Sloped
- SprinklerSystem

### ROOF TYPE:

- Composition
- Metal
- TarGravel

### YARD/GROUNDS:

- Awnings
- Balcony
- FirePit
- Garden
- Lighting
- OutdoorLivingArea
- PrivateYard
- RainGutters

### SIDING:

- Brick
- WoodSiding

### POOL TYPE:

- Gunit
- Heated
- InGround
- Lap
- OutdoorPool
- Pool
- Private
- PoolSweep
- PoolSpaCombo
- Waterfall
- WaterFeature

### FOUNDATION:

- Slab

### FENCING:

- Partial
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- Fireplaces
- HeatPump
- Propane

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- CathedralCeilings
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- WiredForData
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- CommunityMailbox
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**LISTED BY:** Kevin Rhodes 

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**BROKERED BY:** Keller Williams Realty