

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2525 CANYON CREEK DRIVE

SHERMAN, TX 75092



\$995,000



4,798 sqft



7 beds



6 baths

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## DESCRIPTION

Tuscan inspired Alton Cox custom built estate on 7 wooded acres offering exceptional privacy, views, and flexible living space. This brick home features 7 bedrooms, 6 full baths, 3 living areas, 4 car garage, circular drive, daylight basement, and well-planned split-level design ideal for multigenerational living or guests. Approx. 5,000 SF. Interior features include walnut travertine floors, marble columns, arched details, and large scenic windows that bring in natural light and frame views of mature trees and the private garden and pond. The open main level provides generous living and dining spaces that connect easily to the kitchen, making entertaining and daily living seamless. Multiple living areas offer separation for media, lounging, and hosting. Primary suite and guest spaces are thoughtfully placed for privacy, with ensuite baths, walk-in closets, and flexibility for home offices, workout rooms, or hobby spaces. The daylight basement adds valuable square footage for guests, teens, or extended family, or for use as game room, studio, or additional living area. Exterior features include a concrete tile roof, covered front entry with columns, expanded parking, extensive outdoor areas, and private pond. The land is a mix of open lawn and tree cover, creating a peaceful and usable setting for gardens, animals, or recreation. Located in a desirable and convenient area in Sherman, yet tucked away behind mature trees and long frontage for a true estate feel. Rare opportunity to own a substantial home on generous acreage in Sherman ISD and 15 minutes to Lake Texoma.

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

**MLS STATUS:** Active

**MLS:** 21147827

**YEAR BUILT:** 1977

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Canyon Creek Add Sec 2-A

**LIST DATE:** 01/08/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,798

**TOTAL BEDS:** 7

**FULL BATHS:** 6

**HALF BATHS:** 0

**ACRES:** 7.09

**LOT SIZE (SQFT):** 308,840

## INTERIOR FEATURES

### KITCHEN:

- CallListingAgent
- ListAvailable

### FIREPLACE:

- DoubleSided
- GlassDoors
- GreatRoom
- Kitchen
- LivingRoom
- SeeThrough
- WoodBurning

### FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank
- Travertine

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- IceMaker
- Microwave
- Refrigerator
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Mediterranean
- SplitLevel
- Detached

### PARKING:

- AdditionalParking
- CircularDriveway
- Concrete
- DoorMulti
- DirectAccess
- Driveway
- EpoxyFlooring
- ElectricGate
- ElectricVehicleChargingStations
- Garage
- GarageDoorOpener
- Gated
- InsideEntrance
- Lighted
- Oversized
- Private
- GarageFacesSide
- Secured
- Boat
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- BackYard
- HardwoodTrees
- IrregularLot
- Lawn
- PondOnLot
- RollingSlope
- ManyTrees
- SprinklerSystem

### ROOF TYPE:

- Concrete

### YARD/GROUNDS:

- Lighting
- PrivateYard
- Storage

### SIDING:

- Brick
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Electric
- Fenced
- Gate
- Other
- Privacy
- Stone
- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- Other

### UTILITIES:

- ElectricityConnected
  - SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- Loft
- MultipleStaircases
- OpenFloorplan
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem

**LISTED BY:** Susie Klimaszewski 

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**BROKERED BY:** eXp Realty LLC