

CENTURY 21[®]

Judge Fite Company



LOT 18, 00 GROVES DRIVE

TOOL, TX 75143



\$625,000



1 acres

DESCRIPTION

One of 21 lots available in The Groves at Cedar Creek Lake where you can design your own home or choose from one of several floor plans to meet your budget. The Groves is a new 23 acre luxury gated waterfront community with deep water, fabulous views and gorgeous sunrises. Lot 18 offers approximately 0.882 acres with 105 ft. of shoreline and wonderful panoramic views across the wide cove with 8.5 ft deep water all the way across. Boat house allowed with TRWD permit. In addition to the 21 available lots, the second spec home is now complete and available, see MLS 20621829, and another under construction with estimated completion April 2025. Two more spec homes expected to break ground this year. Work with the Groves design team to select finishes that reflect your own style. With 3400 feet of shoreline protected by a new retaining wall and lots a half acre or more you will have a front row seat to lake living at its finest with plenty of room to build a pool, relax and entertain. Ample parking space and large garages to fit not only vehicles but also lake toys. Located on the west side of Cedar Creek Lake in Tool on a huge cove with open water views tucked away from the wind and easy access to anywhere on the lake. It's private. it's peaceful. It's everything a lake community should be and some. Homes start at 1.8 million ranging from 3500 to 5500 sq ft or more each with its own boathouse. Top it off with concrete streets, underground utilities and sewer system and you have the perfect lake community. Just 55 minutes from Dallas and just minutes away from grocery stores, Lone Star Marina, Fig's Steakhouse, Fig's Backyard, Triple N Ranch Winery, Plowboys Club, Whistle Stop Cafe and more. Contact agent for more information and to schedule a tour of this exciting new development. The Groves at Cedar Creek lake isn't just a home it's a haven.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20623630

YEAR BUILT:

COUNTY: Henderson

TRACT OR SUBDIVIION: The Groves at Cedar Creek

LIST DATE: 06/05/2024

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.88

LOT SIZE (SQFT): 38,419

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Subdivision
- FewTrees
- Waterfront
- RetainingWall

UTILITIES

UTILITIES:

- MunicipalUtilities
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Gated
-

LISTED BY: Debbie French 

BROKERED BY: Ebby Halliday Realtors