

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3001 CANYON CREEK DRIVE

SHERMAN, TX 75092



\$575,000



3,322 sqft



3 beds



3 baths

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## DESCRIPTION

This stunning custom-built home offers 3 bedrooms, 3 baths, an office, and a versatile bonus room, all designed with an open floor plan that maximizes space and functionality. The heart of the home features beautiful custom cabinetry, rich hardwood floors, and a striking stone fireplace, creating a warm and inviting atmosphere. Upstairs, the bonus room is perfect for a media room, playroom, or game room, offering endless possibilities for relaxation and entertainment. There is an oversized 2-car garage and a third unique, separate garage that is a finished-out space complete with a mini-split for heating and cooling—ideal for use as a third garage, man cave, she shed, or additional game room. Step outside to your private backyard retreat, where an outdoor kitchen with a flat-screen TV hookup sets the stage for the ultimate entertainment space. Whether you're enjoying a peaceful morning coffee or unwinding with an evening glass of wine, this shaded oasis provides the perfect escape. Inside pics coming soon.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 20889157

**YEAR BUILT:** 2008

**COUNTY:** Grayson

**TRACT OR SUBDIVISION:** Ohanlon Ranch Add Ph I

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,322

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.41

**LOT SIZE (SQFT):** 17,859

## INTERIOR FEATURES

### FIREPLACE:

- Gas

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- Disposal
- WineCooler

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- FrenchProvincial
- Detached

### PARKING:

- EpoxyFlooring
- Garage
- GarageDoorOpener
- HeatedGarage
- Oversized
- GarageFacesSide
- SideBySide

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BuiltInBarbecue
- Barbecue
- GasGrill
- OutdoorKitchen
- PrivateYard

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Privacy

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- NaturalGasAvailable
  - SewerAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- WiredForData
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Curbs
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**LISTED BY:** DEAN GILBERT Jr. 

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**BROKERED BY:** C-21 DEAN GILBERT, REALTORS