

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2610 SUNSET BAY LANE

NEVADA, TX 75173



\$675,000



3,982 sqft



4 beds



4 baths

## DESCRIPTION

\*Assumable loan at a 2.99% interest rate - call for details!\* Escape to this custom 4-bedroom, 3-bathroom home nestled in a private gated community on the banks of Lavon Lake! The custom home sits on a sprawling one-acre cul-de-sac lot with scenic views of the woods and a pond. From the end of the cul-de-sac, hit the trails and take a short walk down a beautifully treed path to a beach on Lavon Lake. Upon arrival at the home, you're greeted by its majestic brick and stone front elevation. Rich hardwood floors and vaulted ceilings welcome you into the home. The wood floors run throughout the downstairs common areas to give cohesion to the design. Behind a pair of French doors is the private office, perfect for working from home or focusing on your favorite hobbies. The formal dining room features a huge window and a soaring chapel ceiling to give it a welcoming and elegant feel. The first of two dry bars sits off the formal dining room. The stylish kitchen is outfitted with dark wood cabinetry, sleek granite countertops, tile backsplash, SS appliances, gas range, an oversized island with breakfast bar, and decorative drop lighting. It flows seamlessly into the open living area to create an ideal space for hosting friends and family. A wall full of windows provides scenic views of the huge backyard. The private primary suite is highlighted by a dual quartz vanity, walk-in shower, garden tub, and a huge walk-in closet. Plus, the primary suite closet has direct access to the utility room, making the tedious chore of doing laundry significantly easier! The utility room comes with its own sink and plenty of counter and cabinet space. Take the party upstairs to the spacious media room and game room with a second dry bar, and large picture windows that create tons of natural light and views of the incredible scenery. Enjoy the massive backyard from the comfort of the covered patio. The yard's sprinkler system will keep the grass green even under the summer sun!

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

**MLS STATUS:** Active

**MLS:** 20916171

**YEAR BUILT:** 2017

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Estates Of Lakeshore Ph I The

**LIST DATE:** 05/24/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,982

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 1

**LOT SIZE (SQFT):** 43,603

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- Disposal
- GasOven
- GasRange
- Microwave
- PlumbedForGas

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● DoorMulti</li><li>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● CathedralCeilings</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
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**COMMUNITY:**  
**LISTED BY:** Todd Tramonte 

**PHONE:** 214-216-2161  
● Curbs  
● FrisPaths  
● Gated

**BROKERED BY:** Market Experts Realty