

CENTURY 21

Judge Fite Company



1204 SMIRL

HEATH, TX 75032



\$1,100,000



1 acres

DESCRIPTION

Exceptional Tree-Lined Estate Lot with Private Pond in Heath! An extraordinary opportunity to build on one of Heath's most desirable estate lots. This lush, tree-lined 3-acre homesite offers a rare blend of privacy, natural beauty, and infrastructure. Complete with a serene private pond, setting the stage for a truly remarkable custom residence. Over \$100,000 in thoughtful improvements have already been completed, including a comprehensive tree survey, water meter and tap, and extensive dirt work with professional leveling and grading. A striking modern gated entrance is to be completed, along with more than 852 linear feet of 5-foot horizontal metal fencing along the west and north boundaries, providing both security and architectural appeal. Gas and fiber-optic utilities are readily available off Smirl, offering seamless connectivity without compromising the estate's tranquil atmosphere. With critical groundwork already in place, this property dramatically shortens the build timeline, making it an exceptional, build-ready canvas for a luxury custom home in the heart of Heath.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 20952235
YEAR BUILT:
COUNTY: Rockwall
TRACT OR SUBDIVIION: Estes Addition
LIST DATE: 05/30/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 3.01
LOT SIZE (SQFT): 131,115

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- BacksToGreenbeltPark
- Lawn
- Level
- PondOnLot
- ManyTrees
- CityLot

YARD/GROUNDS:

- PrivateEntrance

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- NaturalGasAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

LISTED BY: Nicole Estes 

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ADDITIONAL PROPERTY DETAILS

BROKERED BY: The Michael Group

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