



1555 CANADIAN DRIVE
SCROGGINS, TX 75480



\$895,000



2,425 sqft



4 beds



2 baths

DESCRIPTION

Neat, modified A-frame, easterly-facing cedar cabin with 4 bedrooms and 2 baths and a 2-car carport. The exterior of this cabin has recently been repainted and is in great condition, and the roof was replaced in 2023. With 3 bedrooms and 2 baths in the main cabin, a separate room outside with A.C. operates as a bunkroom. The cabin features pine plank floors in the living area, a soaring vaulted ceiling, open living concept, a stone-front wood-burning fireplace and a prow front with lots of windows to take advantage of the wonderful views. The upstairs main suite includes a deck with a great view of its own. Tucked just inside the mouth of a large cove, this property, with its boathouse with a single boat stall and double jet ski stall, sits in quiet, no-wake water, making it safe for kids to float and swim. The property includes Lots 282 & 283 across the street from the cabin where the septic dispersal takes place. Offered fully furnished.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Pending
MLS: 21065442
YEAR BUILT: 2001
COUNTY: Franklin (TX)
TRACT OR SUBDIVIION: Pine Valley
LIST DATE: 09/19/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 2,425
TOTAL BEDS: 4
FULL BATHS: 2
HALF BATHS: 0
ACRES: 0.57
LOT SIZE (SQFT): 24,654

INTERIOR FEATURES

FIREPLACE:

- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- Dryer
- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator
- Washer

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- AFrame
- Detached

PARKING:

- AdditionalParking
- CircularDriveway
- Carport
- DriveThrough
- KitchenLevel
- SideBySide

LOT DESCRIPTION:

- HardwoodTrees
- Landscaped
- ManyTrees
- Subdivision
- Waterfront
- RetainingWall

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Balcony
- BoatSlip
- Dock
- PrivateYard

SIDING:

- Cedar

POOL TYPE:

- None
- Community

FOUNDATION:

- PillarPostPier

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Zoned

UTILITIES:

- ElectricityConnected
 - OverheadUtilities
 - PhoneAvailable
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- CathedralCeilings
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- OpenFloorplan
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

COMMUNITY:

- BoatFacilities
 - Gated
 - Lake
 - Pool
 - TennisCourts
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LISTED BY: Ralph Robertson 

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BROKERED BY: Century 21 Butler Real Estate