

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 140 LAGO LANE

NOCONA, TX 76255



\$849,000



2,530 sqft



5 beds



3 baths

## DESCRIPTION

Modern Lakefront Living on Lake Nocona – Main Residence , Guest House with Shop & Pool on 2.65 Acres. Enjoy the perfect blend of luxury, comfort, and income potential with this stunning waterfront property on Lake Nocona! Built in 2021, this beautiful 3-bedroom, 2-bathroom 1530 sq ft home sits on 2.65 acres and offers everything you need for full-time living or a weekend getaway. Inside, you'll find a spacious open layout featuring a wood-burning fireplace, a stylish kitchen with leathered granite countertops, and a garage for added convenience. The primary suite includes a modern walk-in shower, while the guest bathroom boasts a relaxing soaker tub. Step outside to your private lakeside oasis, complete with a cabana, above ground pool, and plenty of space to entertain or unwind. Need extra room for visitors or rental income? The fully furnished 2-bedroom, 1-bath 1000 square foot guest house built in 2022 is ideal for guests or Airbnb income. For those who need space for hobbies, business, or storage, the property also includes 1,385 sq. ft. of shop, garage or storage area. This rare property offers lakefront living, privacy, and potential—whether you're looking for a peaceful retreat, multi-generational setup, or income-producing investment. Don't miss your chance to own a slice of paradise on Lake Nocona.

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**800.451.8055**

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

**MLS STATUS:** Active

**MLS:** 21069167

**YEAR BUILT:** 2021

**COUNTY:** Montague

**TRACT OR SUBDIVIION:** Cove At Lake Nocona

**LIST DATE:** 09/25/2025

**AREA:**

**SQUARE FEET:** 2,530

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 2.65

**LOT SIZE (SQFT):** 115,434

## INTERIOR FEATURES

### KITCHEN:

- ListAvailable

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Tile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- AdditionalParking
- Aggregate
- GarageFacesFront
- Garage
- GarageDoorOpener
- Guest
- KitchenLevel
- Oversized
- RvGarage
- WorkshopInGarage

### LOT DESCRIPTION:

- BackYard
- Cleared
- Lawn
- Sloped
- FewTrees

### ROOF TYPE:

- Composition
- Shingle

### SIDING:

- BoardAndBattenSiding

### POOL TYPE:

- AboveGround
- Cabana
- Pool

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - UndergroundUtilities
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CathedralCeilings
  - DecorativeDesignerLightingFixtures
  - DoubleVanity
  - EatInKitchen
  - GraniteCounters
  - KitchenIsland
  - OpenFloorplan
  - VaultedCeilings
  - WalkInClosets
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**LISTED BY:** Matthew Fenoglio 

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**BROKERED BY:** Superior Land & Homes LLC