

# CENTURY 21

Judge Fite Company



## 141 RIVER HILLS DRIVE

DENISON, TX 75020



\$735,000



4,162 sqft



5 beds



5 baths

## DESCRIPTION

Step inside and experience timeless elegance in this beautifully updated and meticulously maintained home. From the soaring two-story entryway, you are greeted by a stunning living area where lofty ceilings and a wall of windows frame views of the expansive patio and sparkling pool beyond. At the heart of the home, the chef's kitchen blends style and function with a large island, a walk-in pantry, Bertazoni gas range, and a separate butler's pantry. Enjoy casual meals at the breakfast bar, more formal dinners in the dining room, or family gatherings in the sunny breakfast room—all designed for both everyday living and effortless entertaining. Five spacious bedrooms and four full baths are nestled in over 4,000 square feet. This home provides comfort and privacy for the entire family. Both living areas overlook the pool and deck, creating seamless indoor-outdoor living. The generous backyard offers a large waterfall pool with outdoor shower, space for play, gardening, a workshop or even the addition of an ADU. Peace of mind comes with the home's thoughtful updates, including an impact-resistant roof, new gutters, redesigned drainage, replastered and retiled pool, newer pool pump, upgraded windows, and termite monitoring system! Storage is exceptional, with custom built-ins, walk-in closets, and a three-car garage featuring a mezzanine for additional organization. Perfectly positioned just west of I-75 in Denison, this rare property is nestled in a quiet subdivision a short distance to Grayson College and Texoma Medical Center. You'll enjoy the convenience of nearby dining, entertainment, and recreation, with Dallas-Fort Worth only an hour away. A rare combination of luxury, functionality, and location, this home is designed to fit the lifestyle of today's family.

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

**MLS STATUS:** Active

**MLS:** 21076034

**YEAR BUILT:** 1987

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** River Hills

**LIST DATE:** 10/06/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,162

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.55

**LOT SIZE (SQFT):** 24,001

## INTERIOR FEATURES

### FIREPLACE:

- Den
- Gas
- LivingRoom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- GasRange
- Microwave

### 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>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li><li>● OnStreet</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● CornerLot</li><li>● Lawn</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● DivingBoard</li><li>● Gunitite</li><li>● InGround</li><li>● Pool</li><li>● PoolSweep</li><li>● Waterfall</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>● Wood</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</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>● CedarClosets</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Jennifer Knott 

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**BROKERED BY:** RE/MAX Signature Properties