

# CENTURY 21<sup>®</sup>

Judge Fite Company



9925 PR 6619  
SANGER, TX 76266



\$485,000



2,220 sqft



4 beds



3 baths

## DESCRIPTION

Discover the space, light, and lifestyle you've been searching for in this beautifully designed 4-bedroom, 3-bath home in Sanger. Thoughtfully laid out for both everyday comfort and effortless entertaining, this home offers the perfect blend of modern living and peaceful North Texas charm. Step inside to an inviting open-concept living area with soaring ceilings and expansive windows that bathe the home in natural light. The heart of the home is the spacious kitchen, featuring a large island ideal for casual meals, morning coffee, or gathering with friends and family. The private primary suite provides a relaxing retreat with an en-suite bath and generous walk-in closet. Three additional bedrooms and two full bathrooms offer flexible space for family, guests, or a home office. Outside, the oversized backyard is ready for weekend barbecues, playtime, gardening, or simply enjoying wide Texas sunsets under open skies. Perfectly positioned just minutes from Lake Ray Roberts, you'll enjoy quick access to boating, fishing, hiking, and outdoor recreation. Downtown Sanger, Denton, and area schools are all within easy reach, offering the ideal balance of small-town tranquility and city convenience. This property currently operates on a shared well. A private well will need to be installed by the future owner, presenting an opportunity to create a fully independent water system tailored to your needs. If you've been looking for space, light, and a peaceful setting near the lake, this Sanger home is ready to welcome you. **BONUS TO BUYERS:** This home comes with America's Preferred Home Warranty

**CENTURY 21**

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**800.451.8055**

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

**MLS STATUS:** Active

**MLS:** 21081151

**YEAR BUILT:** 2017

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Sadau Add

**LIST DATE:** 10/08/2025

**AREA:**

**SQUARE FEET:** 2,220

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 1.16

**LOT SIZE (SQFT):** 50,398

## INTERIOR FEATURES

### APPLIANCES:

- Dishwasher
- GasRange
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- NoGarage

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- KitchenIsland
  - MultipleMasterSuites
  - OpenFloorplan
  - Pantry
- 

**LISTED BY:** Juanita Clarke 

**BROKERED BY:** eXp Realty, LLC