

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 258 LOU SAND HILL ROAD

POTTSBORO, TX 75076



\$1,360,000



3,693 sqft



4 beds



4 baths

## DESCRIPTION

Welcome to 258 Lou Sand Hill, a fully furnished, lake season ready retreat perched high above the shores of Lake Texoma with breathtaking, unobstructed views and year round lake breezes. From this elevated hilltop setting, enjoy panoramic water and island views stretching from east to west —an ideal backdrop for sunsets, entertaining, and unforgettable stays. This nearly 3,700 sq ft home features 4 bedrooms and 3.5 baths and is being sold fully furnished, allowing for immediate enjoyment or future short term rental use. While the property has not previously been operated as a rental, its layout, privacy, and amenities make it exceptionally well suited for STR income potential, a second home, or full time lake living. Situated on a quiet half acre at the end of the road, the home offers privacy, low traffic, and a peaceful atmosphere. Expansive decks and wraparound outdoor living spaces maximize lake views and create ideal areas for relaxing or hosting guests. The main level includes three bedrooms, an open concept living area, and a well appointed kitchen with gas range, walk in pantry, and lake views. The primary suite features a private screened deck, while a bunk room adds flexibility for guests of all ages. Downstairs, a private guest suite with lake views and an efficiency kitchen provides excellent separation and rental flexibility, along with a recently added game and media room featuring pool table, shuffleboard, and a 120 inch projector screen. An elevator offers convenient access between levels, enhancing comfort for all. Recent updates include a new roof, water heater, and three AC units replaced within the past two years. Located just minutes from Pottsboro, owners and guests enjoy easy access to Brookshire's grocery store and Ace Hardware, making it convenient to handle most needs while at the lake. Whether for personal enjoyment or future investment, this Lake Texoma property delivers views, comfort, and versatility in a prime hilltop location.

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

**MLS STATUS:** Active

**MLS:** 21093695

**YEAR BUILT:** 2000

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Cedar Oaks

**LIST DATE:** 10/24/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,693

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.56

**LOT SIZE (SQFT):** 24,480

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- FamilyRoom
- Gas
- GasLog
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Combination
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- SomeGasAppliances
- Dryer
- Dishwasher
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator
- WaterSoftener
- Washer
- WineCooler

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Enclosed</li><li>● Garage</li><li>● GolfCartGarage</li><li>● GarageDoorOpener</li><li>● Gravel</li><li>● InsideEntrance</li><li>● Lighted</li><li>● OnSite</li><li>● Other</li><li>● ParkingPad</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Deck</li><li>● OutdoorLivingArea</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● WoodSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● Propane</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Propane</li><li>● OverheadUtilities</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

- Fishing
- Lake

**LISTED BY:** Cristi Perkins 

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**BROKERED BY:** Steve Cook & Co, REALTORS