



## 302 COLLUM DRIVE

LAKE BRIDGEPORT, TX 76426



\$828,000



2,496 sqft



3 beds



3 baths

## DESCRIPTION

This fully fenced .85 acre, 131 ft waterfront property, featuring 2 homes, was fully remodeled in 2019 including Pella windows, all new electrical wiring and fixtures, Trane propane heat and AC, encapsulated insulation, galvanized siding, new 2 car garage with attached 10 x 20 shop which features electrical GFI outlets for all your tools. 2022 built stationary electric lift dock (raises and lowers to meet water level changes) with electric lift boat slip; also features a drop down ladder with easy water access for swimmers. Main house has new birch kitchen cabinetry and quartz countertops, Wolf propane 5 burner cooktop dropped into a vintage mahogany island, Butler's pantry, slate and hardwood flooring, 2 living and 2 dining areas, 2 bedroom, 2 bath, Office space, Majestic see through fireplace. Guest house features living bedroom combo, hardwood slate throughout, large bath with claw foot tub and walk in shower; rental income airbnb opportunity. A covered enclosed breezeway connects the two homes creating a private courtyard. Beautiful East and Northeast waterfront and views, towering elms and pecan trees provide coveted shade over a huge concrete patio for entertaining. Path to beach area for kayak launching. The Twin Hills cove is deep water, yet safe and protected for safe swimming and water sports. This recreational property invites fully time living with rental opportunity, or both. Motivated owners.

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

**MLS STATUS:** Active

**MLS:** 21108800

**YEAR BUILT:** 1943

**COUNTY:** Wise

**TRACT OR SUBDIVIION:** Twin Hills

**LIST DATE:** 11/10/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,496

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.85

**LOT SIZE (SQFT):** 37,026

## INTERIOR FEATURES

### KITCHEN:

- SatelliteDish

### FIREPLACE:

- FamilyRoom
- Masonry
- Propane
- WoodBurning

### FLOOR COVERINGS:

- Slate
- Wood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- GasCooktop
- GasWaterHeater
- PlumbedForGas
- TrashCompactor

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Farmhouse</li><li>● Modern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Carport</li><li>● DetachedCarport</li><li>● Garage</li><li>● Gravel</li><li>● GarageFacesSide</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Sloped</li><li>● Waterfront</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BoatSlip</li><li>● Dock</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● MetalSiding</li><li>● SteelSiding</li><li>● SeeRemarks</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>● PillarPostPier</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● ChainLink</li><li>● Pipe</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Propane</li><li>● SpaceHeater</li><li>● WallFurnace</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Propane</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>● DecorativeDesignerLightingFixtures</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Lake</li><li>● Marina</li></ul>
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