

# CENTURY 21

Judge Fite Company



## 261 OAK HILL DRIVE

TROPHY CLUB, TX 76262



\$1,600,000



5,434 sqft



11 beds



4 baths

## DESCRIPTION

Gorgeous property backing up to the private pond on the Trophy Club Country Club! Water front property! This property was previously licensed for 11 Beds with HHSC as an ALF Type B Facility! This home also has a Limited Use, Limited Application Chair Lift for the second floor. All Furnishings, fixtures and Equipment that are non medical related are included in the sale! It is ready to start the process on Re licensure! Dont miss out on this great opportunity!!! Incredible SENIOR CARE HOME Opportunity total of 1available previously licensed Residential Assisted Living Homes, Ready to Re-License! Rare investment opportunity to acquire one or all of these residential assisted living homes, each previously licensed for 8-16 beds. These properties are unlicensed, but fully modified for assisted living use, offering tremendous potential for immediate re-licensure and operation. Each home has undergone extensive ADA-compliant renovations, including modified bathrooms and accessible living spaces. Most feature complete upscale remodeling, spacious communal areas, and fully integrated fire sprinkler and alarm systems, meeting the key life-safety standards for licensing. Whether you're expanding your current operations or entering the growing assisted living senior care market, this portfolio provides a turnkey foundation to quickly launch or scale. Additional details available upon request. Contact listing agent for full offering information including off market operational offerings.

**CENTURY 21**

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**800.451.8055**

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

**MLS STATUS:** Active

**MLS:** 21125239

**YEAR BUILT:** 1979

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Trophy Club Oak Hill

**LIST DATE:** 12/07/2025

**AREA:**

**SQUARE FEET:** 5,434

**TOTAL BEDS:** 11

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.39

**LOT SIZE (SQFT):** 17,162

## INTERIOR FEATURES

### FIREPLACE:

- Electric
- Insert
- LivingRoom

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Concrete
- Covered
- Driveway
- Enclosed
- Lighted
- GarageFacesSide

### LOT DESCRIPTION:

- BackYard
- BacksToGreenbeltPark
- InteriorLot
- Lawn
- Landscaped
- FewTrees
- Waterfront

### YARD/GROUNDS:

- RainGutters

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SewerAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- CableTv
- WalkInClosets
- WiredForSound

### COMMUNITY:

- Clubhouse
  - Golf
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Aaron Morrow 

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**BROKERED BY:** Coldwell Banker Apex, REALTORS