

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 22227 MALLARDS COVE COURT

BULLARD, TX 75757



\$1,249,999



3,096 sqft



4 beds



3 baths

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## DESCRIPTION

LUXURY LAKE LIVING AT LAKE PALESTINE in the beautiful and private Mallards Cove gated community. Total living square footage, including the finished boathouse, is 3527. Masterful design and luxury uniquely embodied in this gorgeous single story home with a large front porch with incredible water views of Lake Palestine. Featuring 10 foot ceilings, hands scraped textured walls, and hardwood floors throughout. The living area features a sleek linear gas fireplace, with glass rock. The gourmet kitchen has custom cabinets and hardware, granite countertops, and all stainless steel Kitchen Aid appliances with a double-door refrigerator, dishwasher, gas range, two ovens, microwave, and ice maker. The master suite has a Texas-size custom master bath and closet. The split floor plan has two spacious bedrooms that share a full bath. The Mother-in-Law suite offers a kitchen, living area, bedroom, bathroom with a walk-in shower, and large closet with stackable washer dryer. The estate has wrought iron fencing and is fully equipped with a lawn sprinkler system. A FULLY FINISHED BOATHOUSE that includes a kitchen, bathroom, living space, loft bedroom, covered parking for a golf cart, two dock spaces with electric lift that accommodate a boat and double jet skis.

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

**MLS STATUS:** Active

**MLS:** 21125759

**YEAR BUILT:** 2018

**COUNTY:** Smith

**TRACT OR SUBDIVIION:** Mallards Cove

**LIST DATE:** 12/04/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,096

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.69

**LOT SIZE (SQFT):** 30,056

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- Gas
- LivingRoom
- Ventless

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- DoubleOven
- Dryer
- Dishwasher
- ElectricOven
- Disposal
- GasOven
- GasRange
- GasWaterHeater
- IceMaker
- Microwave
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### 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>● EpoxyFlooring</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BoatSlip</li><li>● Dock</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Rock</li><li>● Stone</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>	<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><li>● Electric</li><li>● Fireplaces</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● Propane</li><li>● MunicipalUtilities</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</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>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecurityGate</li><li>● GatedCommunity</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● FencedYard</li><li>● Lake</li><li>● Curbs</li><li>● Gated</li></ul>
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**LISTED BY:** Patricia Stampley 

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**BROKERED BY:** Compass RE Texas, LLC