

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2008 NICHOLE BOULEVARD

POTTSBORO, TX 75076



\$746,500



2,986 sqft



4 beds



4 baths

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## DESCRIPTION

Located in prestigious Fountain Creek Estates, this newly constructed 2 story home offers a bright, open design with abundant natural light and thoughtfully selected finishes throughout. Expansive 7-foot windows, 10-foot ceilings with dramatic 14-foot accents, and beautifully trimmed ceilings create a spacious and refined atmosphere from the moment you enter. The kitchen and living spaces are designed for both everyday living and entertaining, featuring 10-foot custom cabinetry, a gas cooktop, large island, walk-in pantry, built-in dry bar, and a sleek electric fireplace anchoring the main living area. A private office and game room provide flexible spaces for work, relaxation, or hosting guests. The primary suite offers a relaxing retreat with spa-inspired finishes including a separate shower and soaking tub, dual vanities, and a custom primary closet. A spacious utility room connected to the primary closet adds everyday convenience. The home offers 4 bedrooms and 3.5 bathrooms, including a main-level guest suite, providing privacy and comfort for family and visitors. Beautiful porcelain tile and engineered wood flooring add durability and style, while foam spray insulation enhances energy efficiency and year-round comfort. Step outside to a covered patio and an incredible backyard view that stretches across open land for miles, offering a peaceful setting and wide-open Texas skies rarely found in neighborhood living. Combined with a side-entry two-car garage and fresh landscaping, the home delivers strong curb appeal and a timeless yet contemporary design. A standout new construction opportunity in one of Pottsboro's most desirable communities, just minutes from Lake Texoma, Pottsboro ISD, dining, marinas, and everyday conveniences.

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

**MLS STATUS:** Active

**MLS:** 21128015

**YEAR BUILT:** 2026

**COUNTY:** Grayson

**TRACT OR SUBDIVISION:** Fountain Creek Estates

**LIST DATE:** 03/11/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,986

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.22

**LOT SIZE (SQFT):** 9,539

## INTERIOR FEATURES

### FIREPLACE:

- Electric
- Gas

### FLOOR COVERINGS:

- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- WineCooler

### 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>● AdditionalParking</li><li>● Covered</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li><li>● OnStreet</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</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>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● CableAvailable</li><li>● Propane</li><li>● SewerAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Stacey Davidson 

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**BROKERED BY:** Keller Williams Realty DPR