

CENTURY 21[®]

Judge Fite Company



2012 NICHOLE BOULEVARD

POTTSBORO, TX 75076



\$725,500



2,902 sqft



4 beds



4 baths

DESCRIPTION

Located in prestigious Fountain Creek Estates, this newly constructed one-story home offers a bright, open layout filled with 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 feel from the moment you walk in. The kitchen and living areas 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 that anchors the main living space. A private office and game room provide flexible areas 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 includes 4 bedrooms and 3.5 bathrooms, offering plenty of space for family and visitors. Beautiful porcelain tile and engineered wood flooring add durability and style throughout the home, while foam spray insulation enhances energy efficiency and year-round comfort. Step outside to a covered patio and an incredible backyard view overlooking open land for miles, creating a peaceful setting with 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 timeless design. A standout new construction opportunity in one of Pottsboro's most desirable communities, just minutes from Lake Texoma, Pottsboro ISD, marinas, dining, and everyday conveniences.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21128068
YEAR BUILT: 2026
COUNTY: Grayson
TRACT OR SUBDIVIION: FOUNTAIN CREEK ESTATES PHASE 3
LIST DATE: 03/24/2026

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800.451.8055

AREA:
SQUARE FEET: 2,902
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 1
ACRES: 0.22
LOT SIZE (SQFT): 9,496

INTERIOR FEATURES

FIREPLACE:

- Electric

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- Dishwasher
- Disposal
- GasRange
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- Driveway
- Garage
- GarageFacesSide

LOT DESCRIPTION:

- InteriorLot

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- Wood

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors
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LISTED BY: Stacey Davidson 

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BROKERED BY: Keller Williams Realty DPR