



**1061 TRADEWINDS ROAD**  
NOCONA, TX 76255



\$985,000



2,507 sqft



3 beds



3 baths

## DESCRIPTION

Lakefront living at its best on Lake Nocona in this beautifully designed home built in 2023. Thoughtfully planned for comfort and functionality, the home offers 3 bedrooms, 2 full baths, and 1 half bath inside, plus a fully conditioned outdoor bathroom under roof, accessible from the exterior—perfect for easy lake days. A separate outdoor rinse-off shower adds everyday convenience. The home features approximately 2,507 sq ft of living space with 3,202 sq ft under roof including porches, providing plenty of room to relax and entertain. LVP and tile flooring throughout were selected for durability and low maintenance, ideal for waterfront living. The open kitchen showcases modern finishes and a walk-in pantry that houses the built-in pebble ice machine, keeping the main kitchen space clean and uncluttered. All appliances are fully paneled, creating a seamless, high-end design. The kitchen is anchored by an ILVE designer oven—a 48-inch dual fuel stainless range with gold trim, adding both luxury and performance. The living area is anchored by a fireplace with a Samsung Frame TV, offering the look of artwork when not in use. Upstairs includes a versatile area originally designed as a bunk room, easily adaptable for additional sleeping space, along with a large laundry room featuring full-size washer and dryer and ample storage. Plumbing is already in place for a stackable washer and dryer in the primary closet, allowing flexibility for future use. The home features an upgraded non-aerobic septic system and a newer, encased well providing excellent drinking water. Enjoy peaceful waterfront living with modern construction, smart upgrades, and a layout designed to make the most of life on the lake.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21142702  
**YEAR BUILT:** 2023  
**COUNTY:** Montague  
**TRACT OR SUBDIVIION:** Cunnngham  
**LIST DATE:** 01/15/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,507  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**ACRES:** 0.41  
**LOT SIZE (SQFT):** 17,685

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

### APPLIANCES:

- BuiltInRefrigerator
- ElectricOven
- GasCooktop
- IceMaker
- Microwave
- Refrigerator
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse
- Modern

### PARKING:

- Driveway

### LOT DESCRIPTION:

- NativePlants
- Waterfront

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- BuiltInBarbecue
- Balcony
- Barbecue
- RainGutters

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- Propane
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- WalkInClosets

### COMMUNITY:

- BoatFacilities
- 

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**BROKERED BY:** Crew Real Estate LLC