

# CENTURY 21<sup>®</sup>

Judge Fite Company



1264 OVERLOOK DRIVE  
WHITNEY, TX 76692



\$549,000



3,498 sqft



3 beds



3 baths

## DESCRIPTION

Welcome to your peaceful retreat in the heart of the gated White Bluff Resort community, just minutes from beautiful Lake Whitney! This beautifully maintained brick home sits on a quiet, tree-shaded 1.57-acre property surrounded by mature oak trees and lush landscaping that enhances the warm curb appeal. With extra lots included on the back and side of the home, you'll enjoy rare dual-access convenience and plenty of space to create the outdoor retreat of your dreams, gardens, gatherings, games, or simply relaxing under the shade. Step inside to a warm and inviting open-concept layout that seamlessly connects the kitchen, dining, and living spaces, perfect for everyday living and entertaining. The kitchen features custom wood cabinetry, a built-in double oven, a walk-in pantry, and a large breakfast bar that encourages everyone to gather around. The spacious living room is centered around a cozy brick fireplace, creating the perfect spot to unwind. A dedicated office provides an ideal workspace, while the bonus room with sink offers flexibility as a butler's pantry, craft room, workshop, or extra storage. The primary suite is truly a retreat, complete with a charming bay-window seating area, two walk-in closets, and an ensuite bath featuring dual vanities with expansive counter space and abundant cabinetry. Upstairs, you'll find a cozy loft perfect for reading or quiet time, along with two guest bedrooms that share a full bath each with access to a covered balcony overlooking the trees. Enjoy year-round outdoor living on the covered deck, ideal for morning coffee, evening conversations, or hosting friends. There's even an additional storage building that can double as a workshop. The home also includes lightning rods attached to the for extra safety. All amenities transfer with the sale of the property. 72 rounds of golf a year, excluding cart.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21144058  
**YEAR BUILT:** 2001  
**COUNTY:** Hill  
**TRACT OR SUBDIVIION:** White Bluff #01  
**LIST DATE:** 01/05/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,498  
**TOTAL BEDS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 1.57  
**LOT SIZE (SQFT):** 68,389

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator
- TrashCompactor

### WINDOWS:

- BayWindows

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- GarageFacesFront
- Garage
- GarageDoorOpener
- HeatedGarage

### ROOF TYPE:

- Asphalt
- Shingle

### YARD/GROUNDS:

- Balcony

### SIDING:

- Brick

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- ChainLink

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DoubleVanity
- EatInKitchen
- KitchenIsland
- Loft
- OpenFloorplan
- Pantry
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityGuard
- GatedWithGuard

### COMMUNITY:

- BoatFacilities
- Clubhouse
- FitnessCenter
- Fishing
- Golf
- Lake
- Marina
- Playground
- Pickleball
- Pool
- Restaurant
- TennisCourts

LISTED BY: Karla Cliff   
Equal Housing Opportunity logo

BROKERED BY: Gary Wallace Realty