

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 257 CYPRESS POINT DRIVE

GUNTER, TX 75058



\$750,000



2,190 sqft



4 beds



3 baths

## DESCRIPTION

Experience the freedom of country living with city convenience. Situated on 5.09 acres, this 4 bedroom, 2.5 bath home with a dedicated office offers space, privacy, and endless opportunity to create your dream estate. Freshly painted throughout, the home features luxury vinyl plank flooring including the bedrooms, complemented by tile in the kitchen and bathrooms. The kitchen is designed for gathering with a central island, generous prep space, and a seamless connection to the spacious laundry room with abundant storage and secondary access to the backyard. The living room serves as the heart of the home, anchored by a cozy fireplace, open flow to the dining area, making it ideal for everyday living and entertaining. The private primary suite offers a peaceful retreat with dual vanities, a soaking tub, and an upgraded walk in shower. Step outside to enjoy a spa-like pool with a fenced enclosure, perfect for relaxing, hosting, or taking in the serene acreage views. With ample land and favorable layout, the property presents exciting potential for future updates, custom expansions, a guest house, workshop, or equestrian amenities tailored to your vision. The HOA allows one large animal per acre, offering flexibility for horses or other livestock, and the acreage may provide opportunities to pursue agricultural exemptions, adding long term value and tax advantages. All of this while remaining just minutes from shopping, dining, and city conveniences. This is a rare opportunity to enjoy space, privacy, and possibility without sacrificing location.

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

**MLS STATUS:** Active

**MLS:** 21146929

**YEAR BUILT:** 1999

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Hidden Lakes Ranch Sec 3

**LIST DATE:** 01/08/2026



**Shannon Langston**

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**AREA:**

**SQUARE FEET:** 2,190

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 5.09

**LOT SIZE (SQFT):** 221,720

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

### FIREPLACE:

- LivingRoom
- Propane

### VIRTUAL TOUR:

- [View virtual tour](#)

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- Driveway
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Landscaped
- Subdivision

### ROOF TYPE:

- Shingle

### SIDING:

- Brick

### POOL TYPE:

- Fenced
- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSpaCombo

### FOUNDATION:

- Slab

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## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- SepticAvailable
- CableAvailable

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- FireAlarm

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**LISTED BY:** SHANNON LANGSTON 

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**BROKERED BY:** C21 Fine Homes Judge Fite