

# CENTURY 21

Judge Fite Company



## 1830 HERITAGE KNLL DRIVE

SHERMAN, TX 75092



\$749,000



2,698 sqft



4 beds



3 baths

## DESCRIPTION

Your home thoughtfully crafted and now ready for its next chapter at 1830 Heritage Knoll in Sherman, Texas. Located in the sought-after Heritage Crossing community, this custom new construction by Willow Haven Builders blends elevated design with everyday livability. Inside, 5-inch solid white oak floors carry throughout the main living spaces, leading to a vaulted great room anchored by a stone fireplace and filled with natural light. The kitchen is designed to perform and impress, featuring a full Dacor black stainless appliance package, custom floor-to-ceiling cabinetry, a large island, and a walk-in pantry. Just off the oversized garage, a functional "life hall" includes built-in bench seating, a quartz-topped workspace, and two large storage closets, offering a practical drop zone for daily living. The primary suite is privately positioned with views of the backyard, creating a quiet retreat. The spa-style bath includes a soaking tub, separate tiled shower, dual vanities, and a custom walk-in closet with dedicated seasonal storage. A split-bedroom layout provides privacy for secondary bedrooms, while an upstairs flex space offers versatility for a media room, game room, or home office. Additional features include foam encapsulation insulation for energy efficiency, solid core interior doors for sound control, soaker for foundation, and triple sliding glass doors that open to an expansive covered patio—ideal for indoor-outdoor living and entertaining. Heritage Knoll offers the balance of small-town charm, open space, and modern luxury, with convenient access to 75 or a short drive to Hagerman National Wildlife Refuge on Lake Texoma.

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

**MLS STATUS:** Active

**MLS:** 21147668

**YEAR BUILT:** 2026

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Heritage Crossing PH 2

**LIST DATE:** 01/14/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,698

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.28

**LOT SIZE (SQFT):** 12,371

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- ConvectionOven
- Dishwasher
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- English
- Farmhouse
- Modern
- Detached

### PARKING:

- AdditionalParking
- Concrete
- Covered
- DoorMulti
- DirectAccess
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- InsideEntrance
- Lighted
- OffStreet
- Oversized
- Private
- GarageFacesSide
- Storage

### LOT DESCRIPTION:

- Cleared
- BacksToGreenbeltPark
- InteriorLot
- IrregularLot
- Other
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- Other
- PrivateYard

### SIDING:

- Brick
- Rock
- Stone
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

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## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- Fireplaces
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityConnected
  - NaturalGasAvailable
  - Other
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:


- BuiltInFeatures
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- Other
- SmokeDetectors

### COMMUNITY:

- Other
  - TrailsPaths
  - Curbs
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**LISTED BY:** Bess Dickson 

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