

CENTURY 21

Judge Fite Company



1473 RIVERSIDE DRIVE

QUINLAN, TX 75474



\$740,000



2,475 sqft



4 beds



4 baths

DESCRIPTION

SELLER OFFERING \$10,000 IN SELLER CONCESSIONS TO GO TOWARDS YOUR CLOSING COSTS!! This one of a kind gated waterfront estate is ideally located just outside city limits, meaning no city taxes and tucked away at the end of a quiet cul-de-sac. The property offers exceptional space and privacy with 0.34 acres owned plus approximately 2 additional acres leased from the Sabine River Authority, creating an expansive setting perfect for entertaining and relaxation. The main residence features hardwood floors, a spacious living area with a stunning fireplace, and expansive windows that showcase breathtaking lake views. The home includes two primary bedrooms with ensuite bathrooms, plus a third bedroom with convenient access to a full bath just steps away. A separate three car garage includes a fully equipped guest suite above, complete with a kitchen and full bathroom. Ideal for guests or additional rental income. An additional one car garage located by the home , great for storing your kayaks, fishing gear and lawn equipment. Outdoor living is unmatched with a deck that was rebuilt last year, featuring a built-in grill, hot tub, screened-in sunroom and fire pit in the patio , all designed to capture endless lake views. The impressive metal dock offers two boat slips, two jet ski slips, and swim ladders, making lake life effortless and enjoyable. Home is fully furnished and move in ready, offering a seamless transition for buyers interested in continuing the short term rental operation. Buyer and buyers agent to verify all information, including schools, utilities, measurements and restrictions.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21157490

YEAR BUILT: 1965

COUNTY: Hunt

TRACT OR SUBDIVIION: Arrowhead Addition

LIST DATE: 01/18/2026

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800.451.8055

AREA:

SQUARE FEET: 2,475

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Concrete
- LuxuryVinylPlank
- Tile
- Wood

APPLIANCES:

- Dryer
- Dishwasher
- Disposal
- Microwave
- Refrigerator
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● ConvertedGarage● Driveway● Gated● GarageFacesRear	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Landscaped● FewTrees● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Asphalt● Composition● Shingle	YARD/GROUNDS: <ul style="list-style-type: none">● BoatSlip● Dock● FirePit● OutdoorGrill● OutdoorKitchen	POOL TYPE: <ul style="list-style-type: none">● None
FOUNDATION: <ul style="list-style-type: none">● PillarPostPier	FENCING: <ul style="list-style-type: none">● Gate● Metal● Partial	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● SepticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● KitchenIsland● MultipleMasterSuites● Pantry● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecurityGate
COMMUNITY: <ul style="list-style-type: none">● BoatFacilities● Park	

LISTED BY: Dominga Cruz 

PHONE: 903.356.4700

BROKERED BY: Exit Realty Pinnacle Group