

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 318 DOGIE TRAIL

OAK POINT, TX 75068



\$995,000



2,149 sqft



3 beds



2 baths

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## DESCRIPTION

Turn-key, cash-flowing short-term rental on Lake Lewisville with a rare grandfathered private boat dock. Situated on a 0.58-acre triple lot in Oak Point, this lake retreat offers proven income history and immediate rental operation with all furnishings included. The home features an open floorplan kitchen with gas cooktop, ideal for entertaining and seamless everyday living. Major capital improvements include a new HVAC system (2024), rebuilt private boat dock (2025), new RV or boat cover (2025), new septic aerator and cleanout (2025). Additional features include a 2-car detached garage, ample RV or boat parking with carport, and flexible outdoor space. Outdoor living shines with a west-facing covered back patio, firepit area, and space to relax while enjoying lake sunsets. Kayaking and fishing from the private dock, plus a convenient public boat ramp just down the street, make this property especially attractive for lake enthusiasts. Currently operating as a successful short-term rental, this property is offered fully furnished and turn-key, making it ideal for investors, second-home buyers, or buyers seeking a lake property with income potential. A rare opportunity to own lake access, a private dock, and a move-in or rent-ready home in Oak Point. Architectural plans to add-on additional 1400+ sq ft will convey with property.

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

**MLS STATUS:** Pending

**MLS:** 21166663

**YEAR BUILT:** 1985

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Crescent Oaks Beach Estates 2

**LIST DATE:** 03/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,149

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.58

**LOT SIZE (SQFT):** 25,308

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurningStove

### FLOOR COVERINGS:

- CeramicTile
- Laminate

### APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- CircularDriveway

### LOT DESCRIPTION:

- ManyTrees
- SprinklerSystem
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BoatSlip
- Deck
- Dock
- RainGutters
- RvHookup

### SIDING:

- Brick

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

## UTILITIES

### UTILITIES:

- ElectricityConnected
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- OpenFloorplan
- WiredForSound

### COMMUNITY:

- Pool
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**LISTED BY:** Clay Freed 

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**BROKERED BY:** Ultra Real Estate Services