

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 706 SUTTON LANE

COPPER CANYON, TX 76226



\$535,000



1 acres

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## DESCRIPTION

An extraordinary opportunity has just arrived. This premier interior corner homesite offers you a sprawling one acre lot size to construct your custom home on with Precision Builders. Copper Creek estates offers a very private, exclusive gated neighborhood setting with an abundance of mature trees—creating a backdrop rarely found on the market today. This enclave is defined by its breathtaking natural beauty, serene rural atmosphere, and thoughtful design. Uniquely positioned outside of the city limits, this county lot offers its residents remarkably low taxes while still being just minutes from the upscale shopping and dining of Highland Village. Majestic centuries-old oak trees frame this neighborhood, enhancing the sense of timeless elegance. This is the third and final phase of this highly sought after community and features only 40 remaining estate-sized one acre homesites. Residents also enjoy access to three peaceful park areas with ponds, perfect for nature walks and outdoor relaxation. With a minimum 3,500 sq. ft. build size, every home in the community is a uniquely designed one of a kind masterpiece—no floor plan is ever repeated. All homes are exclusively constructed by Precision Builders, known for exceptional quality and architectural distinction. A rare blend of natural beauty, privacy, and luxury living. Come experience the views, the trees, and the unmatched setting that make this property truly one of a kind.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21168314  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Copper Creek Estates  
**LIST DATE:** 02/03/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.01  
**LOT SIZE (SQFT):** 43,821

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- BackYard
- InteriorLot
- IrregularLot
- Lawn
- Level
- Subdivision
- FewTrees

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Valerie Cannaday 

**PHONE:** 214.450.8821

**BROKERED BY:** Compass RE Texas, LLC

century21judgefite.com

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