

CENTURY 21[®]

Judge Fite Company



TBD PRIVATE ROAD 2712 UNIT LOT 30

MT PLEASANT, TX 75455



\$799,900



2,520 sqft



3 beds



3 baths

DESCRIPTION

Experience the best of both worlds with this stunning .880-acre property offering pond frontage and beautiful lake views in the prestigious The Peninsulas at Lake Bob Sandlin. Enjoy direct waterfront access on the pond perfect for building your very own private fishing pier while also taking in scenic views of Lake Bob Sandlin. This thoughtfully designed home features 3 bedrooms, 3 full bathrooms, plus a dedicated office or bonus room. The layout was created with entertaining in mind, showcasing custom features throughout the kitchen, pantry, and living areas. The show stopping, oversized walk-through pantry offers exceptional storage, space for a second refrigerator, a wine fridge, and a convenient grocery loading access window, door directly from the garage making everyday living effortless. The garage is already equipped with a connection for an electric vehicle. The open living space flows beautifully for hosting family and friends. The private primary suite is thoughtfully separated from the additional bedrooms, creating a true retreat. A spacious laundry room is conveniently located just off the primary suite for added comfort and functionality. The oversized walk-in closet features built-ins and offers direct access to the laundry room from the primary closet for ultimate convenience. Step outside to the back patio, already equipped with gas grill hookups and electric access perfectly set up for outdoor entertaining and enjoying peaceful waterfront evenings. Located in a gated waterfront community, residents enjoy access to approximately 9,000 acres of boating, fishing, swimming, and year-round recreation on Lake Bob Sandlin, along with 3.3 miles of scenic hiking trails that wind along the shoreline. Just 2 hours from Dallas and approximately 1 hour from Texarkana, this home offers peaceful lake living with convenient accessibility. Build your memories here where lake views, pond frontage, and luxury living come together.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21180283
YEAR BUILT: 2026
COUNTY: Titus
TRACT OR SUBDIVIION: The Peninsulas At Lake Bob San
LIST DATE: 02/20/2026

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800.451.8055

AREA:
SQUARE FEET: 2,520
TOTAL BEDS: 3
FULL BATHS: 3
HALF BATHS: 0
ACRES: 0.88
LOT SIZE (SQFT): 38,332

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- Propane

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- GasCooktop
- GasOven
- Microwave
- Refrigerator
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● Cleared● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Shingle	POOL TYPE: <ul style="list-style-type: none">● None● Waterfall● Community	FOUNDATION: <ul style="list-style-type: none">● Slab
FENCING: <ul style="list-style-type: none">● None		

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DryBar● DoubleVanity● EatInKitchen	SECURITY FEATURES: <ul style="list-style-type: none">● GatedCommunity
COMMUNITY: <ul style="list-style-type: none">● Clubhouse● Fishing● Lake● Other● Pickleball● Pool● TrailsPaths● Gated	

LISTED BY: Kellee Kath 

PHONE: 972.771.6970

BROKERED BY: Regal, REALTORS