

CENTURY 21[®]

Judge Fite Company



1115 PEPPY SAN DRIVE

LUCAS, TX 75002



\$1,465,000



5,508 sqft



5 beds



6 baths

DESCRIPTION

Barely lived in, this 2024 custom home by Partners in Building is situated on a premier lot in the sought-after Lakeview Downs community near the shores of Lake Lavon. This expansive single-story residence offers over 5,500 square feet of living space and features a circular driveway and an oversized four-car garage. Positioned on just over one acre of level land, the property backs to a heavily treed greenbelt, providing exceptional privacy and a serene backdrop to the backyard. The open-concept floor plan includes a spacious living area, kitchen, dining space, and formal sitting area. Engineered hardwood flooring extends throughout the home, creating a cohesive and refined aesthetic. The kitchen is well-appointed with an oversized island, double ovens, a commercial-grade range, stainless steel appliances, and a generous walk-in pantry. The primary suite is thoughtfully designed with ample space and a luxurious en suite bath featuring separate vanities, an oversized walk-in shower, and a large walk-in closet. All secondary bedrooms have been expanded beyond the original floor plan and include private en suite baths. A spacious game room with a built-in wet bar connects seamlessly to the dedicated media room. The covered rear patio offers a fireplace and overlooks the expansive backyard, creating a private and functional outdoor living space.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21184850

YEAR BUILT: 2024

COUNTY: Collin

TRACT OR SUBDIVIION: Lakeview Downs

LIST DATE: 02/19/2026

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800.451.8055

AREA:

SQUARE FEET: 5,508

TOTAL BEDS: 5

FULL BATHS: 5

HALF BATHS: 1

ACRES: 1.02

LOT SIZE (SQFT): 44,387

INTERIOR FEATURES

FIREPLACE:

- GasStarter

FLOOR COVERINGS:

- Wood

APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasRange
- Microwave
- Range
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- Garage

LOT DESCRIPTION:

- Acreage
- Greenbelt
- Level
- ManyTrees

ROOF TYPE:

- Composition

POOL TYPE:

- None

FENCING:

- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces
- Propane

UTILITIES:

- Propane
 - SepticAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - EatInKitchen
 - GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - OpenFloorplan
 - Pantry
 - SmartHome
 - CableTv
 - VaultedCeilings
 - WalkInClosets
 - WiredForSound
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LISTED BY: Andrew Painter 

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BROKERED BY: Compass RE Texas, LLC