



6707 ANCHOR POINT
QUINLAN, TX 75474



\$1,050,000



3,730 sqft



4 beds



4 baths

DESCRIPTION

LAKEFRONT HAVEN + 2000sf SHOP nestled at the end of a quiet cul-de-sac in coveted Nautical Shores. 1-0 BUYDOWN WITH LENDER! This stunning 2023 Clements custom home sits on 2.15 acres with nearly an additional acre of SRA leaseback land. Perfectly positioned on the shores of Lake Tawakoni and adjoined by SRA-protected land, the property offers unobstructed views, rare privacy, and a front-row seat to the lake's abundant wildlife. Inside, you're welcomed by a dramatic living room with soaring ceilings, custom built-ins, and a striking stone wood-burning fireplace. The open-concept design flows seamlessly into a spacious dining area and a chef's kitchen complete with pot filler, oversized island, top-of-the-line stainless steel appliances including fridge, double ovens, and a walk-in butler's pantry. A small enclosed office space with desk is just off the hallway. The thoughtful split-bedroom layout ensures comfort and privacy. The primary suite serves as a true retreat with a spa-like bath boasting an oversized walk-in shower with multiple shower heads and dual expansive walk-in closets. On the opposite side of the home, three additional bedrooms each with their own bathroom! Outdoor living is equally impressive, with a wide covered patio featuring a ceiling fan and a 2nd wood-burning fireplace—the ideal setting for entertaining summer guests or enjoying crisp fall evenings by the lake. Hobbyists will appreciate the 2,000 sqft shop, complete with electricity, AC, 3 insulated 14ft doors, a full bathroom, and a private office. Additional highlights include an upgraded septic system with dual 750-gallon tanks, and an engineered slab with 70+ piers 18ft deep, secured with post-tension cables. Plus convenient access to the neighborhood's private boat launch. Furniture included with right offer! Seeking even more space and opportunity? Adjacent 1ac parcel (plus 0.93 SRA acres) available NOW, enhancing privacy, space, and long-term value (MLS 20996018).

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21185507

YEAR BUILT: 2023

COUNTY: Hunt

TRACT OR SUBDIVIION: Nautical Shores

LIST DATE: 02/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,730

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 2.15

LOT SIZE (SQFT): 93,654

INTERIOR FEATURES

FIREPLACE:

- Stone
- WoodBurning

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- GasCooktop
- Disposal
- GasRange
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● Driveway● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● CulDeSac● Lawn● Landscaped● Level● ManyTrees● Subdivision● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick● Concrete● Rock● Stone● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Electric

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DryBar● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WalkInClosets● WiredForSound

COMMUNITY:
LISTED BY: Danielle Dunn 

- Marina

PHONE: 318.791.0039

BROKERED BY: Monument Realty