

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1801 FOX HOLLOW LANE

KEMP, TX 75143



\$795,000



1 acres

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## DESCRIPTION

Almost 2 acre waterfront lot with mature trees and miles of view in luxury gated community on Cedar Creek Lake. Located in The Sanctuary, a 50 acre community with only 13 waterfront lots each averaging 1.5 to 4 acres. With 212 ft of waterfront and 1.709 acres you can build that dream home in a community with beautiful estate size lots and homes all with amazing views. Boathouse allowed with TRWD permit. Plenty of room to build a pool. Includes 0.977 lot across the street for a total of 2.686 acres—perfect for guest house, pickle ball court, garden, play yard, storage building and more. Water front lots restricted to site built minimum 3,000 sq ft HVAC living space. Underground utilities. No short term rentals. 100% waterfront only owners each with off an water accessory lot so no separate interior lot owners. Water and Sewer provided by WCCMUD.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21188380

**YEAR BUILT:**

**COUNTY:** Henderson

**TRACT OR SUBDIVIION:** The Sanctuary at Cedar Creek Lake

**LIST DATE:** 02/25/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.69

**LOT SIZE (SQFT):** 117,002

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- ManyTrees
- Subdivision
- Waterfront
- RetainingWall

## UTILITIES

**UTILITIES:**

- MunicipalUtilities
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Debbie French 

**PHONE:** 903.340.8590

**BROKERED BY:** Ebby Halliday Realtors