

CENTURY 21[®]

Judge Fite Company



Shown with Optional Breezeway Garage

2802 CEDAR RIDGE

SHERMAN, TX 75092



\$715,000



2,819 sqft



4 beds



4 baths

DESCRIPTION

Birchwood G plan offering 2,819 sq ft with 4 bedrooms, 3 full baths, 1 half bath, and a Special 3-car garage with breezeway. This one- story home features an extended outdoor living area, a spacious family room with fireplace, and a luxury primary suite extension. The primary bath includes a spa shower in lieu of tub for a modern, upscale feel. Open concept kitchen, dining, and living spaces make this home perfect for comfort living. Schedule for completion June 2026.

CENTURY 21

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21189393

YEAR BUILT: 2026

COUNTY: Grayson

TRACT OR SUBDIVIION: Canyon Creek Estates

LIST DATE: 02/24/2026

AREA:

SQUARE FEET: 2,819

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.28

LOT SIZE (SQFT): 12,196

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Gas
- GlassDoors
- LivingRoom
- Masonry

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank
- Tile
- Wood

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasRange
- TanklessWaterHeater

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- DoorMulti
- Garage
- GarageFacesSide

LOT DESCRIPTION:

- CornerLot
- Landscaped
- SprinklerSystem

ROOF TYPE:

- Composition
- Shingle

YARD/GROUNDS:

- Lighting
- OutdoorLivingArea
- PrivateYard
- RainGutters

SIDING:

- Brick
- Cedar
- Frame
- Concrete
- WoodSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Gate
- HighFence
- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- WalkInClosets

SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

- CommunityMailbox
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LISTED BY: Dina Verteramo 

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BROKERED BY: HIGHLAND HOMES REALTY