



686 CYPRESS POINT DRIVE
GUNTER, TX 75058



\$729,000



2,767 sqft



3 beds



3 baths

DESCRIPTION

MOTIVATED SELLERS RELOCATING! Welcome to your own little slice of heaven! Outside City Limits, NO CITY TAXES, underground utilities, within prestigious Gunter ISD. Inside you are greeted by a spacious foyer, mud room, open concept kitchen, living and dining room absolutely perfect for entertaining everyone. Reinforced storm shelter under stairs. Private office. Propane tankless water heater. Concrete floors throughout main living areas. Carpet in bedrooms & stairs. Bedrooms and bathrooms downstairs, except for upstairs bonus room, currently being used as 4th bedroom, could also be used as a media room, game room, or additional office space with opportunity to expand the space. Private primary suite flows effortlessly to ensuite bath, walk-in shower, fantastic his and hers closet with access to the laundry room featuring ample built in storage, countertop and drip dry rack making laundry a breeze. Two generous sized bedrooms with walk-in closets and bath on opposite side of home. Powder room off living room with perfect proximity to patio. Tinted sliding glass doors open completely to take full advantage of the patio on those perfect spring days and cool fall nights for indoor outdoor living. There is no better place to enjoy a beautiful North Texas sunset than this patio! Just beyond the patio you will enjoy the sparkling pool, fully fenced backyard with electric gate, and when you've had enough sun, the porch on the front of the shop offers plenty of shade with a driveway perfect for cornhole while keeping your eyes on the kiddos in the pool. The newly built 25x50 shop, 2022, is constructed of structural steel, metal building with brick facade all round, easily stores 2 additional vehicles, lawn equip, boat or RV, has 10' OH doors on both ends for easy access, spray foam insulation and electricity.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21190225

YEAR BUILT: 2016

COUNTY: Grayson

TRACT OR SUBDIVIION: Hidden Lakes Ranch Sec 3

LIST DATE: 02/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,767

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 1.02

LOT SIZE (SQFT): 44,431

INTERIOR FEATURES

KITCHEN:

- IrrigationEquipment

FLOOR COVERINGS:

- Carpet
- Concrete

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● DoorSingle● Driveway● ElectricGate● Garage● GarageDoorOpener● InsideEntrance● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Cleared● InteriorLot● Lawn● Level● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● Gunite● InGround● OutdoorPool● Pool● PoolSweep● Waterfall	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced● WroughtIron

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● HighSpeedInternet● KitchenIsland● OpenFloorplan● CableTv

LISTED BY: Johnna McQuillan 

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BROKERED BY: RE/MAX Signature Properties