

CENTURY 21[®]

Judge Fite Company



117 SCENIC DRIVE

HIGHLAND VILLAGE, TX 75077



\$1,699,900



5,693 sqft



5 beds



5 baths

DESCRIPTION

Rare 0.53-acre DOUBLE LOT in Highland Village—with unparalleled Lake views from every corner to enjoy the sunsets and easy access down to the lake for a major lifestyle upgrade. No HOA! Set on an estate-sized lot with mature trees and expansive green space, this 5,600+ sqft home offers a unique opportunity to own true elbow room in the heart of Highland Village—plus the flexibility to create a custom resort-style backyard with room for a pool, outdoor kitchen, and more—all while enjoying serene, uninterrupted views of the water. Inside, you'll find 5 bedrooms, 3.2 bathrooms, multiple living areas, and a versatile layout designed for both everyday living and entertaining. The grand scale living spaces, soaring ceilings, and abundant natural light create an inviting, open feel throughout, with select vantage points capturing the peaceful lake backdrop. The private upstairs owner's retreat offers separation from the main living areas—ideal for those seeking a quiet, tucked-away primary suite with elevated views. Additional bedrooms, gameroom and media spaces, and flexible-use rooms provide plenty of options for families, guests, or work-from-home needs. The oversized lot is the true standout—offering space, privacy, and future potential rarely found in this market, paired with direct proximity and easy access to the lake for recreation and relaxation. Whether you envision a resort-style pool, expanded outdoor living, or simply enjoying the openness and water views, this property delivers a lifestyle that most Highland Village homes cannot match. Located in a highly desirable area with convenient access to shopping, dining, and top-rated schools, this is a rare chance to secure one of the largest lots available with lake access and make it your own. Opportunities like this don't come often—schedule your private showing today.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21193610

YEAR BUILT: 2008

COUNTY: Denton

TRACT OR SUBDIVIION: Clearwater Estates

LIST DATE: 03/01/2026

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800.451.8055

AREA:

SQUARE FEET: 5,693

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 2

ACRES: 0.53

LOT SIZE (SQFT): 23,086

INTERIOR FEATURES

KITCHEN:

- HomeTheater
- ListAvailable

FIREPLACE:

- GasLog
- GasStarter
- LivingRoom
- PrimaryBedroom
- Stone

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- Dishwasher
- ElectricOven
- ElectricWaterHeater
- GasCooktop
- Disposal
- PlumbedForGas
- VentedExhaustFan
- WineCooler

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional	PARKING: <ul style="list-style-type: none">● DoorSingle● InsideEntrance● GarageFacesSide● WorkshopInGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● IrregularLot● RollingSlope● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Courtyard● Deck	SIDING: <ul style="list-style-type: none">● FiberCement● Frame● Concrete● Rock● Stone● StoneVeneer
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● PillarPostPier● Slab	FENCING: <ul style="list-style-type: none">● Fenced● Metal

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● WetBar● DryBar● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● NaturalWoodwork● WalkInClosets
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COMMUNITY: <ul style="list-style-type: none">● BoatFacilities● Fishing● Marina● Lake
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LISTED BY: Kye Fadeley 

PHONE: 469.223.2996

BROKERED BY: Lake Homes Realty, LLC