

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 7239 OPEN WATER POINT

QUINLAN, TX 75474



\$825,000



1,936 sqft



3 beds



4 baths

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## DESCRIPTION

Available Fully Furnished (Excluding Wall Art) Set on the shores of Lake Tawakoni in the heavily treed Nautical Shores subdivision, a lovely custom home sits on a one-acre waterfront lot. The home's interior features three en-suite bedrooms, a half bath, a cook's kitchen, a living room, and an office. The attic spans the full length of the house and could easily be converted into a media room, game room, or additional living space. The home is situated midway on a large lot, surrounded by numerous trees, and offers a stunning waterfront view. At night, the trees are lit, creating a beautiful setting to enjoy from the large electric screened-in back porch. The subdivision is beautiful, quiet, and serene, with each lot well-maintained. The home is dock-ready, but Nautical Shores also features a marina for residents.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21194525

**YEAR BUILT:** 2019

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** Nautical Shores Ph 3

**LIST DATE:** 03/02/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,936

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom

### FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- Dryer
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasRange
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- Washer
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● CircularDriveway</li><li>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Lighted</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● HardwoodTrees</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Waterfront</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BuiltInBarbecue</li><li>● Barbecue</li><li>● FirePit</li><li>● GasGrill</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● StoneVeneer</li><li>● WoodSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● None</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Gas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● Propane</li><li>● MunicipalUtilities</li><li>● SepticAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Scott Cook 

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**BROKERED BY:** Briggs Freeman Sotheby's Int'l