

CENTURY 21[®]

Judge Fite Company



7239 OPEN WATER POINT

QUINLAN, TX 75474



\$854,000



1,936 sqft



3 beds



4 baths

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

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

UTILITIES

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

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

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BROKERED BY: Briggs Freeman Sotheby's Int'l