

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 615 PRIVATE ROAD 5881

YANTIS, TX 75497



\$627,000



2,913 sqft



3 beds



3 baths

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## DESCRIPTION

LAKE FORK WATERFRONT brick home with a 2-stall boat house and fishing dock. This large 2913 sf home is perfect for the fishing enthusiasts. Situated on famous Long Branch known for its great fishing area, i.e.: bass, catfish, crappie, is a fisher's delight. There are 3 bedrooms, 2 baths and a half bath in the Utility Room. Primary bedroom features a private bath with 2 lavatories. The 2 bedrooms are Jack and Jill type with 2 lavatories. The large Living Room, approx. 25x20 is open to the Kitchen and Dining room. It features a wood-burning fireplace with wood stacking space while wood paneling adds a warm and comfortable environment. Kitchen has breakfast bar, nice appliances, wood counters and cabinets. It opens to Family and Dining Room with built-in hutch. Utility Room features washer and dryer, storage area, built in cabinets with counter for folding, plus half bath and lavatory. A very special feature is the approximately 59x11, 626 sf sunroom with wall of windows that enhances an uninterrupted water view of the boat house and Lake Fork. At the end of Sunroom is an 8x11 storage room with large safe that stays. A community boat launch for homeowners is at the end of the cul-de-sac. There is an HOA aimed at protecting the integrity and value of the subdivision. Situated in subdivision of 22 homes, all waterfront. Lots are deeded with adjacent Leaseback to Lake Fork from Sabine River Authority. All measurements are approximate, see 2D floor plan attached. Buyer to verify all information.

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

**MLS STATUS:** Active

**MLS:** 21195069

**YEAR BUILT:** 1988

**COUNTY:** Wood

**TRACT OR SUBDIVIION:** The Key

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

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,913

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.45

**LOT SIZE (SQFT):** 19,732

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- Masonry
- WoodBurningStove

### FLOOR COVERINGS:

- Bamboo
- Carpet
- CeramicTile

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Refrigerator
- Washer

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- Subdivision
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BoatSlip
- Dock

### POOL TYPE:

- None

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Electric
- Fireplaces

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- HighSpeedInternet
- PanelingWainscoting

### COMMUNITY:

- BoatFacilities
  - Fishing
  - Lake
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**LISTED BY:** Judy Stroman 

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**BROKERED BY:** Century 21 Lake Country