



205 SUNDANCE COURT
ROYSE CITY, TX 75189



\$850,000



3,750 sqft



4 beds



4 baths

DESCRIPTION

High Point Ranch. Refined country living and one of the best values for acreage living in Rockwall. A circle drive welcomes you to this one owner custom home on 2 acres in a cul-de-sac. The stunning backyard with a park-like setting, is an entertainer's paradise boasting a pool (added in 2014, new pool equipment 2024), hot tub, covered porch with retractable screens and ceiling fans, and a fire pit. An outdoor kitchen, built in 2024, includes a 4 burner gas grill, 29" Blackstone, 2 gas burners, sink, and fridge. Inside, the family room, open to the kitchen and breakfast nook, contains a wood burning fireplace and backyard views. The large kitchen has updated granite as well as top of the line appliances installed in 2021. A generous dining room easily fits a crowd. The primary bedroom and recently updated bath (including freestanding tub and heated floors) provide a spa-like setting. A second bedroom and full bath are on the first floor. Upstairs contains a media room, a game room large enough for a pool table, a half bath as well as two bedrooms connected by a jack-and-jill bath, and walk in floored attic access. More amenities include large laundry room with sink and room for fridge, built in desk and breakfast room buffet, 4 car garage, 40x20 shop (built 2014) with electricity and drive thru doors, soil injection to reduce foundation movement, central vac, and rock wool insulation and spray foam insulation (2024-25). Access to reservoir and park nearby.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21198517

YEAR BUILT: 2005

COUNTY: Rockwall

TRACT OR SUBDIVIION: High Point Ranch Sec 2

LIST DATE: 03/10/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,750

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 2.1

LOT SIZE (SQFT): 91,476

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- GasCooktop
- Microwave
- TanklessWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● CircularDriveway● Lighted● GarageFacesSide● WorkshopInGarage● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● CulDeSac● Lawn● Landscaped● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● BuiltInBarbecue● Barbecue● FirePit● Garden● GasGrill● Lighting● OutdoorGrill● OutdoorKitchen● OutdoorLivingArea● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● InGround● Pool	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● CentralVacuum● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● CableTv● VaultedCeilings	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● SmokeDetectors
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COMMUNITY:

LISTED BY: Dea Kelly 

PHONE: 972-771-9001

BROKER/REALTOR: Coldwell Banker Realty