



1224 KARSTEN RIDGE PASS
GUNTER, TX 75058



\$940,000



4,005 sqft



4 beds



5 baths

DESCRIPTION

Exquisitely crafted by Gutman Custom Homes and perfectly poised on over half an acre in the prestigious Bridges at Preston Crossings, this 2022 masterpiece offers 4,006 sq ft of refined luxury and modern innovation. Every detail of this architectural gem reflects elevated living—from the thoughtful layout to the superior finishes. A grand entry welcomes you into an atmosphere of timeless elegance and contemporary comfort. The expansive great room seamlessly connects formal and informal living spaces, perfect for both stylish entertaining and intimate family gatherings. At the heart of the home lies a gourmet chef's kitchen, appointed with top-of-the-line Miele appliances, dual dishwashers, an oversized walk-in pantry, and a discreet butler's pantry—designed for seamless hosting and effortless organization. The luxe lifestyle extends outdoors with a fully appointed summer kitchen, ideal for al fresco dining and entertaining under the stars. The Owner's Retreat is a sanctuary, complete with a spa-inspired bath, soaking tub, frameless glass shower, and a generous custom walk-in closet. A private guest suite with en suite bath completes the main level. Upstairs, you'll find two spacious bedrooms with private baths, a large game room, and a media room offering endless possibilities for entertainment and relaxation. Designed for performance and sustainability, this smart home features spray foam insulation, high-performance windows, a tankless water heater, Energy Recovery Ventilator (ERV), 3M UV film, and Phyn Plus leak detection system—delivering healthier air quality and lower utility costs. Additional highlights include two fireplaces, a built-in surge protector, an electronic pet door, and a spacious 3-car garage. A rare fusion of elevated design, energy efficiency, and cutting-edge technology—this is luxury redefined.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21198895
YEAR BUILT: 2022
COUNTY: Grayson
TRACT OR SUBDIVIION: Bridges At Preston Xing Sec 1
LIST DATE: 03/05/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,005
TOTAL BEDS: 4
FULL BATHS: 4
HALF BATHS: 1
ACRES: 0.58
LOT SIZE (SQFT): 25,264

INTERIOR FEATURES

KITCHEN:

- AirPurifier
- HomeTheater

FIREPLACE:

- GasLog
- GasStarter
- LivingRoom
- PrimaryBedroom
- SeeThrough

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- Refrigerator
- TanklessWaterHeater
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● DirectAccess● Driveway● EpoxyFlooring● Garage	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● CulDeSac● Lawn● Level● NativePlants
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● OutdoorGrill	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Fenced● WroughtIron

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● EnergyStarQualifiedEquipment● Propane	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● NaturalGasAvailable● Propane● SeparateMeters● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● Chandelier● DoubleVanity● EatInKitchen● Elevator● GraniteCounters● HighSpeedInternet● InLawFloorplan● KitchenIsland● MultipleMasterSuites● OpenFloorplan● SmartHome● CableTv● NaturalWoodwork● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● CarbonMonoxideDetectors● FireAlarm
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COMMUNITY:
LISTED BY: Krista Cheatham 
● Curbs
PHONE: 972.202.5900

BROKERED BY: Briggs Freeman Sotheby's Int'l