

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 395 COUNTY ROAD 1780 ROAD

YANTIS, TX 75497



\$789,900



1,953 sqft



4 beds



2 baths

## DESCRIPTION

Arrive without delay. Live without hurry. Family Fun & Fishing on Fork! Tucked at the end of a cul-de-sac beneath a canopy of towering trees, this ONE-owner Lake Fork WATERFRONT retreat was thoughtfully built from custom white cedar as a place where generations could gather, unwind, and create a lifetime of memories. 90 mi from DFW, it offers the perfect escape on legendary Lake Fork—widely known as some of the Best Bass Fishing in the World! Spanning over 3 wooded acres with 368 feet of waterfront off Birch Creek, the property feels like a private family compound. Trails wind through the trees while wide-open lawn areas invite the kids to stay outside. Fully Sprinklered lawn from the lake! Spend evenings around the large lakeside firepit, challenge friends at the horseshoe pits, or relax on the deck overlooking serene water views and some of Texas' best starry skies. Adventure awaits with private boat launch and kayak pier on a deep channel, a fully equipped dock featuring a covered boathouse, two 25' boat lift slips, fish cleaning station & an expansive pergola-covered deck with grill. The home itself is warm & inviting with vaulted, beamed ceilings, Brazilian Lyptus hardwood floors. Expansive lake-view windows create a stunning lakeside atmosphere. A custom stone wood-burning fireplace is perfect for winter holidays spent relaxing and indoor games. Gather in the open kitchen that features solid surface countertops with breakfast bar, generous cabinetry, and upgraded appliances. 4 private rooms- 3 King beds & one with 4 bunks- space for everyone to pile in. Laundry is mud room with own entrance. Teens will love it too, with the 500 sq ft bunkhouse-game room at the water's edge, while additional storage includes a separate workshop-golf cart garage-combo tool shed. A rare opportunity to own a true Lake Fork legacy retreat—where the fishing is world-class, the land invites adventure, & time together becomes the greatest luxury. SRA 2.4 AC, Deed is 1.088

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

**MLS STATUS:** Active

**MLS:** 21203023

**YEAR BUILT:** 1988

**COUNTY:** Wood

**TRACT OR SUBDIVIION:** Willowbrook

**LIST DATE:** 03/15/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,953

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 3.48

**LOT SIZE (SQFT):** 151,588

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- LivingRoom
- RaisedHearth
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- Hardwood

### APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave
- TrashCompactor

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)


## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Aggregate</li><li>● CircularDriveway</li><li>● DriveThrough</li><li>● Driveway</li><li>● Outside</li><li>● Deck</li><li>● WorkshopInGarage</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● Cleared</li><li>● Lawn</li><li>● ManyTrees</li><li>● SprinklerSystem</li><li>● Waterfront</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BoatSlip</li><li>● Deck</li><li>● Dock</li><li>● FirePit</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● Playground</li><li>● PrivateYard</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Cedar</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● SplitRail</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● OverheadUtilities</li><li>● SepticAvailable</li><li>● SeparateMeters</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>● CathedralCeilings</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li></ul>	<b>LISTED BY:</b> Carrie Chase Nuckolls 
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**PHONE:** 903.243.4173

**BROKERED BY:** Century 21 First Group