



137 SULLIVAN WAY
WAXAHACHIE, TX 75167



\$1,500,000



6,090 sqft



6 beds



7 baths

DESCRIPTION

Set within the gated community of Maypearl Hidden Hills, this exceptional estate offers refined luxury, privacy, and resort-style outdoor living on a beautifully treed homesite. The impressive Troy Priddy main residence spans approximately 4,048 square feet with 4 bedrooms, 4.1 baths, and a 3-car garage, featuring tasteful finishes and a spacious, functional layout designed for both everyday comfort and entertaining. The chef's kitchen is equipped with premium appliances, a gas range, oversized island, and farmhouse sink, opening to inviting living spaces filled with natural light. A private owner's retreat showcases a spa-inspired bath with walk-through shower, while the main level also includes a dedicated study with custom built-ins and coffered ceiling, generous guest accommodations, and a large utility room with abundant cabinetry. Upstairs, a game room or second living area with full bath provides flexible space for recreation or hosting. Outdoor living has been elevated with a custom resort-style pool built by Curry Pools, featuring a dramatic rock slide, grotto, and spa, all surrounded by an extended deck ideal for lounging and gatherings. An expansive outdoor living area includes a fireplace, full outdoor kitchen with grill and refrigerator, and ample space to entertain year-round. Beyond the pool, enjoy a fenced playground area, newly planted fruit trees, irrigated garden space, a whole-home generator, and full water filtration system. A beautifully finished 2,042 square foot guest home built in 2021 by Todd Dennis Custom Homes offers 2 bedrooms, 2 baths, and a 2-car garage, mirroring the quality of the main residence and providing ideal space for multigenerational living or extended guests. This remarkable property delivers luxury, versatility, and true estate living in one of the area's most desirable gated communities.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Pending
MLS: 21203797
YEAR BUILT: 2014
COUNTY: Ellis
TRACT OR SUBDIVIION: Maypearl Hidden Hills Rev
LIST DATE: 03/29/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 6,090
TOTAL BEDS: 6
FULL BATHS: 6
HALF BATHS: 1
ACRES: 1.79
LOT SIZE (SQFT): 78,015

INTERIOR FEATURES

FIREPLACE:

- Decorative
- GasLog
- GasStarter
- LivingRoom
- Outside
- Propane
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● ManyTrees● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● FirePit● Lighting● OutdoorGrill● OutdoorKitchen● OutdoorLivingArea● Playground	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">● Metal● None

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Propane	UTILITIES: <ul style="list-style-type: none">● Propane● None● SewerAvailable● 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● PanelingWainscoting● WalkInClosets

LISTED BY: Katy Nolen 

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BROKERED BY: Fathom Realty LLC