

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1387 SHADOW LAKES DRIVE

WILLS POINT, TX 75169



\$859,000



3,582 sqft



4 beds



4 baths

## DESCRIPTION

MOTIVATED SELLERS, NOW OFFERING \$10,000 IN CONCESSIONS OR TOWARDS A RATE BUY DOWN!! Welcome to 1387 Shadow Lakes Drive a true masterpiece of Old-World Charm and modern luxury set on 1.23 lush tree filled acres. This 4-bedroom, 3.5 bath estate features formal dining, a private office, game room and an oversized garage offering comfort and functionality at every turn. Step outside to your personal custom pool with waterfall, built in BBQ and cooktop, outdoor fireplace with TV, and over 1600 sq ft of covered patio space all framed by mature landscaping, led lighting, and a custom iron fence. This property also has a fenced in raised garden with multiple fruit trees that backs up to a green belt so you can enjoy the beautiful views while also maintaining privacy. Inside enjoy soaring 12 ft ceilings, 8 ft solid core doors, multilevel crown molding, custom plantation shutters throughout. A full mother n law suite with a private entrance and walk in shower adds flexibility, while the gourmet kitchen boasts dual ovens, gas LPG cooktop, dual 1200 CFM fan, soft pellet ice machine, and both a walk in and butler's pantry. Additional upgrades include custom storm shelter, epoxy garage floor, engineered attic space with stair access and a 30 x 30 insulated shop encased in a natural stone retaining walls. With every feature thoughtfully designed for luxury and longevity, this home offers an unparalleled living experience.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21206097

**YEAR BUILT:** 2016

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** Shadow Lakes Ph 1

**LIST DATE:** 03/13/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,582

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1.23

**LOT SIZE (SQFT):** 53,578

## INTERIOR FEATURES

### KITCHEN:

- CallListingAgent

### FIREPLACE:

- FamilyRoom
- Gas
- GreatRoom
- Masonry
- Outside

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dryer
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasRange
- GasWaterHeater
- IceMaker
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse

### PARKING:

- AdditionalParking
- Concrete
- DoorSingle
- Driveway
- EpoxyFlooring
- Garage
- GarageDoorOpener
- GarageFacesSide

### LOT DESCRIPTION:

- BackYard
- BacksToGreenbeltPark
- Lawn
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Asphalt

### YARD/GROUNDS:

- Garden
- GasGrill
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- RainGutters

### POOL TYPE:

- Fenced
- InGround
- OutdoorPool
- Pool
- Private
- Waterfall
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
  - ElectricityAvailable
  - SepticAvailable
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- OpenFloorplan
- Other
- Pantry
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SecurityLights

### COMMUNITY:

- Lake
  - Playground
  - Park
  - Pool
  - TrailsPaths
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**LISTED BY:** Amy Boyd 

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**BROKERED BY:** CENTURY 21 First Group