

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 90 WOODLAND HILLS DRIVE

SHERMAN, TX 75092



\$1,950,000



4,929 sqft



4 beds



5 baths

## DESCRIPTION

Welcome to the Prestigious Woodland Hills! Your new home awaits within A Private Gated Community hosting 4 Bedrooms, 4 and a half Bathrooms, A Family Room, Study, Formal Dining and Game Room upstairs. You will not only fall in Love with this Amazing home not only on the inside, but Outside is also a Pool with an Amazing View of Your Gorgeous Backyard. Plenty of Shade Trees and ample room to host all your friends, family, where they will never want to go home. This Estate sits on 6 Plus Acres with an abundance of Trees. A 30x40 Metal Shop with a cement foundation and its own meter with a 200 amp service of electricity. There is plenty of room to house your Boat, RV, Lawn equipment, Your Toys and your Children's Toys too. Imagine a peaceful picnic in the common area of Woodland Hills under the many shade trees with a glass of cool Iced Tea. If you like fishing, you will enjoy the stocked lake with a cool breeze at the end of the dock. Secure and Secluded Neighborhood with a Country Feel yet is close to hospitals, schools, shopping and has easy access to the metroplex. What a wonderful place to call Home!

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

**MLS STATUS:** Active

**MLS:** 21207671

**YEAR BUILT:** 2025

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Woodland Hills Add

**LIST DATE:** 03/14/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,929

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 6.01

**LOT SIZE (SQFT):** 261,795

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Gas
- GasLog
- GasStarter
- Outside
- Ventless
- Insert

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile
- Travertine

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- FrenchProvincial
- Detached

### PARKING:

- Assigned
- CircularDriveway
- Covered
- DoorMulti
- Enclosed
- Garage
- GarageDoorOpener
- InsideEntrance
- RvGarage
- RvAccessParking
- WorkshopInGarage

### LOT DESCRIPTION:

- Acreage
- BackYard
- IrregularLot
- Lawn
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony
- CoveredCourtyard
- Courtyard
- Deck
- Lighting
- RainGutters
- Storage

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- Gunite
- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSweep
- Waterfall
- WaterFeature

### FOUNDATION:

- PillarPostPier
- Slab

### FENCING:

- Wood
- WroughtIron

---

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces
- HeatPump
- Zoned

### UTILITIES:

- ElectricityConnected
  - NaturalGasAvailable
  - SepticAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
-

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - Chandelier
  - CathedralCeilings
  - DryBar
  - DecorativeDesignerLightingFixtures
  - DoubleVanity
  - EatInKitchen
  - InLawFloorplan
  - KitchenIsland
  - OpenFloorplan
  - Pantry
  - SmartHome
  - VaultedCeilings
  - WalkInClosets
  - WiredForSound
- 

**LISTED BY:** Malissa Hidalgo 

**PHONE:** 903.893.5188

**BROKERED BY:** C-21 DEAN GILBERT, REALTORS