

CENTURY 21[®]

Judge Fite Company



117 MODOC TRAIL

LAKE KIOWA, TX 76240



\$799,900



3,484 sqft



4 beds



5 baths

DESCRIPTION

Welcome HOME to this one-of-a-kind beautiful property with a FULL GUEST HOUSE in the highly sought-after Lake Kiowa community, perfectly positioned along the #1 Fairway. Set on a spacious 0.71-acre lot, this exceptional property offers a beautifully updated main residence and a private guest house connected by a breezeway, ideal for multi-generational living, guests, or flexible lifestyle needs. In addition to three oversized garage spaces, there is ample parking for a golf cart, boat, RV, or additional vehicles, plus a separate exterior storage building. The fully renovated main home features 3 bedrooms, including a first-floor primary suite, and 2.5 baths. Designed for both comfort and entertaining, the open-concept living, kitchen, and dining areas are highlighted by a stunning wall of windows showcasing sweeping golf course views. A vaulted wood ceiling and cozy wood-burning fireplace add warmth and character to the space. The thoughtfully updated guest house offers its own full kitchen, 1 bedroom, and 1.5 baths, along with versatile living space, perfect for a private retreat, home office, or mother-in-law suite. Living in Lake Kiowa means enjoying an unmatched lifestyle, including a PGA-rated 18-hole golf course, a private lake known for exceptional fishing, tennis courts, parks, playgrounds, and two private beaches. A brand-new 9-hole par-3 course and pickleball courts are currently under construction, adding even more to the community's appeal. Residents also enjoy 24-hour security, a lodge and restaurant, a community pavilion, and year-round social events. Conveniently located just minutes from Gainesville and WinStar World Casino and Resort, you'll have easy access to dining, entertainment, and concerts while still enjoying the peace and privacy of this resort-style community. A rare opportunity to own a truly versatile and beautifully updated home in Lake Kiowa.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21212495
YEAR BUILT: 1986
COUNTY: Cooke
TRACT OR SUBDIVISION: Lake Kiowa Map 8
LIST DATE: 03/28/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 3,484
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 2
ACRES: 0.71
LOT SIZE (SQFT): 30,971

INTERIOR FEATURES

FIREPLACE:

- Masonry
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Concrete
- LuxuryVinyIPlank

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- VentedExhaustFan
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● DoorMulti● GarageFacesFront● Garage● GolfCartGarage● GarageDoorOpener● Guest● Oversized● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● Lawn● Landscaped● OnGolfCourse● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition● Shingle	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick● FiberCement
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● NaturalGasAvailable● SepticAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
---	--

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● CathedralCeilings● DecorativeDesignerLightingFixtures● GraniteCounters● HighSpeedInternet● InLawFloorplan● KitchenIsland● CableTv	SECURITY FEATURES: <ul style="list-style-type: none">● FireAlarm● SmokeDetectors
---	--

LISTED BY: Heather Vancuren 

PHONE: 940.294.6916

BROKERED BY: MAGNOLIA REALTY