

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3988 LAKE VALLEY ROAD

SUNSET, TX 76270



\$1,249,000



3,414 sqft



3 beds



3 baths

## DESCRIPTION

Newly built in 2023, this ranch-style home on 20 acres in Sunset, Texas offers the privacy, open space, and relaxed North Texas country lifestyle buyers are searching for. With approximately 3,400+ square feet, this single-story home features 3 bedrooms, 3 bathrooms, and a flexible layout with space for a home office, second living area, or hobby room. The exterior showcases timeless Texas appeal with Hardie siding, stone accents, and a composition roof. Inside, the home blends warmth and functionality with custom cabinetry, granite countertops, sealed concrete floors, and beautiful wood trim work throughout. Designed for everyday comfort, the floor plan offers spacious living areas and a practical flow for both daily living and entertaining. Outdoor living is a standout feature, with approximately 753 square feet of covered porch space plus additional patio areas ideal for morning coffee, hosting guests, or enjoying wide-open sunset views across the property. The attached garage offers approximately 1,615 square feet with room for up to 6 vehicles, making it perfect for cars, trucks, equipment, storage, or workshop space. The 20-acre property is currently Ag Exempt, offering potential tax advantages while providing ample space for horses, livestock, recreation, or future improvements. Backing directly to LBJ Grasslands, the property enjoys an expanded sense of privacy and uninterrupted natural surroundings—creating a setting that lives more like 50 acres. Utilities include private well, private septic, and propane, all well suited for rural living. Conveniently located just 20 minutes from Decatur and approximately 1 hour from DFW International Airport, this property offers the perfect balance of peaceful country living with accessibility to nearby amenities, shopping, dining, and major regional highways.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21214929  
**YEAR BUILT:** 2023  
**COUNTY:** Montague  
**TRACT OR SUBDIVIION:** Bell County School Land Surv A  
**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,414  
**TOTAL BEDS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 20  
**LOT SIZE (SQFT):** 871,200

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- Outside

### APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- Dishwasher
- Disposal
- GasOven
- GasRange
- Microwave
- Refrigerator
- WaterPurifier

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Craftsman</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Aggregate</li><li>● RvAccessParking</li><li>● Tandem</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● BackYard</li><li>● Cleared</li><li>● InteriorLot</li><li>● Lawn</li><li>● Pasture</li><li>● PondOnLot</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● GasGrill</li><li>● OutdoorKitchen</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>
<b>FENCING:</b> <ul style="list-style-type: none"><li>● Perimeter</li></ul>		

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● Propane</li><li>● PhoneAvailable</li><li>● SepticAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>
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**LISTED BY:** Derek Barham 

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