



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: 04/17/2026

CENTURY 21

Judge Fite Company

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

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

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● WetBar● BuiltInFeatures● Chandelier● DoubleVanity● EatInKitchen● KitchenIsland● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WalkInClosets● WiredForSound

LISTED BY: Derek Barham 

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