

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD ANCHOR POINT

QUINLAN, TX 75474



\$1,400,000



3,730 sqft



4 beds



4 baths

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## DESCRIPTION

1-0 BUYDOWN offered with preferred lender. Nestled at the end of a quiet cul-de-sac in the coveted Nautical Shores community, this stunning 2023 Clements custom lakefront home sits over 3 acres with nearly an additional 2 acres of SRA leaseback land. Perfectly positioned on the shores of Lake Tawakoni and adjoined by SRA-protected land, the property offers unobstructed views, rare privacy, and a front-row seat to the lake's abundant wildlife. Inside, the home welcomes you with a dramatic living room featuring soaring ceilings, custom built-ins, and stone wood-burning fireplace. The open-concept design flows seamlessly into a spacious dining area and chef's kitchen complete with pot filler, oversized island, top-of-the-line stainless steel appliances, double ovens, and a walk-through pantry. A small enclosed office space with desk is offered just off the hallway. The thoughtful split-bedroom layout ensures comfort and privacy. The primary suite serves as a true retreat with a spa-like bath boasting an oversized walk-in shower with multiple shower heads, dual expansive walk-in closets, and generous storage. On the opposite side of the home, 3 additional bedrooms each including their own bathroom! This home includes multiple upgrades. Outdoor living is equally impressive, with a wide covered patio featuring a ceiling fan and a wood-burning fireplace — the ideal setting for entertaining or enjoying crisp fall evenings by the lake. Car enthusiasts and hobbyists will appreciate the 2,000sf shop with electricity, 3 insulated 14-ft doors, full bathroom, and a private office. Additional highlights include an upgraded septic system with dual 750-gallon tanks, convenient access to the neighborhood's private boat launch and an engineered slab with 70+ piers reaching 18 feet deep and secured with post-tension cables. Home on 1st tract at 2.15 acres also sold (MLS 21056262). 2nd tract is 1 acre of land with 0.93 SRA leaseback also sold separately (MLS 20996018).

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

**MLS STATUS:** Active

**MLS:** 21216419

**YEAR BUILT:** 2023

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** Nautical Shores

**LIST DATE:** 03/23/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,730

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 3.15

**LOT SIZE (SQFT):** 137,214

## INTERIOR FEATURES

### FIREPLACE:

- Stone
- WoodBurning

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- GasCooktop
- Disposal
- GasRange
- Microwave
- Refrigerator

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Driveway</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● CulDeSac</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Subdivision</li><li>● Waterfront</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>● RainGutters</li><li>● Storage</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Electric</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</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>● BuiltInFeatures</li><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</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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**BROKERED BY:** Monument Realty