



**30 TANANGER SPRINGS DRIVE**  
DENISON, TX 75021



\$635,000



3,045 sqft



4 beds



4 baths

## DESCRIPTION

Seller offering \$5000 towards buyer closing costs!! Welcome to 30 Tananger Springs Drive, a stunning custom-built retreat tucked inside one of Denison's premier gated communities. Situated on a sprawling 1-acre lot, this home offers unmatched privacy and luxury in a serene setting. With over 3,000 square feet of living space, this 4-bedroom, 3.5-bathroom residence blends thoughtful design with exceptional comfort. Inside, you'll find an open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both everyday living and entertaining. Rich hardwood floors add warmth and elegance, while a striking floor-to-ceiling brick fireplace anchors the living space. The kitchen is the heart of the home, featuring custom cabinetry, ample counter space, and high-end finishes throughout. The oversized primary suite is a true retreat, complete with its own fireplace, spa-like en suite bath with dual sinks, jetted tub, separate shower, and a large walk-in closet. Secondary bedrooms are generously sized and split from the primary for added privacy. Upstairs, a spacious bonus room with a built-in bar offers endless possibilities—ideal as a guest suite, game room, or media space. Step outside to your own private paradise. The backyard is an entertainer's dream with a sparkling pool and spa, covered pergola, and expansive green space—perfect for relaxing or hosting gatherings year-round. The 3-car garage provides plenty of room for vehicles and storage, rounding out this incredible property. If you're looking for luxury, privacy, and a true sense of home, 30 Tananger Springs Drive delivers it all!

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

**MLS STATUS:** Active

**MLS:** 21216465

**YEAR BUILT:** 2007

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Tananger Spgs Add

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,045

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- LivingRoom
- PrimaryBedroom

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- GarageFacesSide

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- SepticAvailable
  - WaterAvailable
  - CableAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - DoubleVanity
  - GraniteCounters
  - HighSpeedInternet
  - CableTv
  - WiredForSound
- 

LISTED BY: Cory Meals 

BROKERED BY: eXp Realty LLC