

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 233 SUNSET POINT TRAIL

HEATH, TX 75032



\$669,900



1 acres

## DESCRIPTION

Exceptional opportunity to build in the highly desirable Ridge Lakes Phase Two in Heath. This platted homesite offers approx. 82 ft of frontage with a thoughtfully designed building envelope, ideal for a custom home with functional layout and strong curb appeal. The lot widens toward the rear, creating added flexibility for outdoor living, pool design, and expanded backyard use. Utility infrastructure is in place, including electric, sewer, and drainage, eliminating the uncertainty often associated with raw land. Located within a deed-restricted community with architectural guidelines that help protect long-term value and ensure cohesive design throughout the neighborhood. A standout feature of this lot is its south-facing rear orientation, providing optimal sun exposure and a natural breeze—perfect for enjoying outdoor living spaces year-round. This orientation supports shaded evenings, comfortable summer airflow, and enhanced privacy for backyard entertaining. Not located in a flood zone per plat. Convenient access to major thoroughfares, dining, and shopping while maintaining a quiet residential setting. A rare chance to build with clarity, flexibility, and confidence in one of Heath's premier communities.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21218685  
**YEAR BUILT:**  
**COUNTY:** Rockwall  
**TRACT OR SUBDIVIION:** Ridge Lakes Phase Two  
**LIST DATE:** 03/26/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1  
**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Cleared
- InteriorLot
- Subdivision
- CityLot

### FENCING:

- None

## UTILITIES

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Casey Smith   
**COMMUNITY:**

**PHONE:** 682.429.9942  
● Clubhouse

**BROKERED BY:** Texcel Real Estate, LLC

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