

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 224 PR 5294

YANTIS, TX 75497



\$579,000



2,109 sqft



3 beds



2 baths

---

## DESCRIPTION

Welcome to this exceptional 2,109 SF custom residence nestled in the highly desirable Lone Oak area of Lake Fork Ranches—just 350 yards from the shores of legendary Lake Fork and only 3.4 miles to a public boat launch. Set on 2.25 beautifully wooded waterfront acres (an adjacent lot of 1.92 acres can be purchased with the house), this property offers over 650 feet of shoreline and a private, fully stocked pond—creating a true East Texas retreat for outdoor enthusiasts and those seeking peace and privacy. Thoughtfully designed and built for durability, the home features an engineered slab foundation with a 10-year warranty (through 2029). A private 684' deep well with a 5 HP pump delivers abundant water (approx. 104 GPM), while modern upgrades include a Generac 22KW whole-home generator, fiber internet, and an improved chip seal road for smooth access. Inside, the open-concept layout impresses with soaring 16' ceilings, crown molding, and premium Cali longboard vinyl plank flooring. The chef's kitchen is a showpiece—highlighted by custom cabinetry, expansive granite counters, a large center island, high-end appliances, dual pantries, and under-cabinet lighting. The living area features a stunning stone fireplace with built-ins and seamless access to the covered patio through Pella sliding doors. The private primary suite offers tranquil pond views, a sound-insulated wall, and a spa-inspired bath with a soaking tub, custom walk-in shower, and dual vessel sinks. Step outside to your own oasis—complete with a 40x10 covered patio, extensive retaining wall, fishing pier with deck, additional docks, and mature landscaping with fruit trees. Energy-efficient features, security system, insulated garage, and quality construction with ACME brick and Austin Stone complete this remarkable property. Experience luxury lake living at its finest—schedule your private showing today.

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

**MLS STATUS:** Active

**MLS:** 21219509

**YEAR BUILT:** 2020

**COUNTY:** Wood

**TRACT OR SUBDIVIION:** Lone Oak Ranch

**LIST DATE:** 04/04/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,109

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 2.25

**LOT SIZE (SQFT):** 98,010

## INTERIOR FEATURES

### KITCHEN:

- SatelliteDish

### FIREPLACE:

- Electric
- Stone

### FLOOR COVERINGS:

- Vinyl

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- GarageFacesFront
- Other

### LOT DESCRIPTION:

- Other
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- MistingSystem
- Other
- RainGutters

### SIDING:

- Brick
- StoneVeneer

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- Other
  - SepticAvailable
  - UndergroundUtilities
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Other
  - Pantry
  - VaultedCeilings
- 

**LISTED BY:** Paul Tibbets 

**PHONE:** 903.383.3530

**BROKERED BY:** Signature Properties, LLC