

CENTURY 21

Judge Fite Company



2211 CANYON LAKE ROAD

WILLS POINT, TX 75169



\$859,000



2,554 sqft



3 beds



3 baths

DESCRIPTION

Luxury Country Living! Welcome to 2211 Canyon Lake Road. Single-story home on 5+ wooded acres in the desirable Shadow Lakes community of Wills Point, TX! This 3-bedroom, 2.5-bath home with a dedicated office offers an open-concept layout designed for both comfort and entertaining. Interior features include custom-built cabinetry, granite countertops, ceramic tile throughout, all LED can lighting, and a new dishwasher. Energy-efficient upgrades include radiant barrier attic decking and SunTex solar screens. Step outside to your private retreat featuring a stunning saltwater heated pool, (installed Summer 2024) complete with spa, waterfall, tanning ledge, bubblers, and LED lighting, all app-controlled. The outdoor living space also includes a fully equipped kitchen with grill, refrigerator, and storage, plus a second patio with a large second stone fireplace-perfect for gatherings year round. The property includes a 30x60 shop with two 12x10 roll up doors and a bathroom, an oversized garage, and a wrought iron fenced backyard with double gate access. Enjoy a scenic setting with mature trees, beautiful landscaping, a small pond, and plenty of space to roam. Additional features include 4K security cameras and custom Christmas lighting, that stays with the home. Located in a community offering multiple lakes, fishing, hiking trails, and a pool, with convenient access to Hwy 20 and nearby amenities. Turn-key and move-in ready! This property truly has it all!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21225020

YEAR BUILT: 2018

COUNTY: Kaufman

TRACT OR SUBDIVIION: Shadow Lakes Ph 3

LIST DATE: 04/08/2026

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800.451.8055

AREA:

SQUARE FEET: 2,554

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 5.03

LOT SIZE (SQFT): 219,063

INTERIOR FEATURES

KITCHEN:

- IrrigationEquipment

FIREPLACE:

- Gas
- LivingRoom
- Masonry
- Outside
- Propane
- WoodBurning

FLOOR COVERINGS:

- CeramicTile

APPLIANCES:

- BuiltInGasRange
- ConvectionOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- Concrete
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- Lighted
- GarageFacesSide
- SeeRemarks
- Storage
- VariesByUnit
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Landscaped
- PondOnLot
- ManyTrees
- SprinklerSystem

ROOF TYPE:

- Composition
- Shingle

YARD/GROUNDS:

- BuiltInBarbecue
- Barbecue
- FirePit
- GasGrill
- Lighting
- OutdoorKitchen
- RainGutters
- RvHookup

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- Gunitite
- Heated
- InGround
- OutdoorPool
- Pool
- PoolSpaCombo
- Sport
- SaltWater
- Waterfall
- WaterFeature
- Community

FOUNDATION:

- Slab

FENCING:

- BackYard
- WroughtIron

UTILITIES

HEATING/COOLING:

- Electric
- EnergyStarQualifiedEquipment
- Fireplaces

UTILITIES:

- ElectricityConnected
 - Propane
 - PhoneAvailable
 - SepticAvailable
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets

SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SecurityGate
- SmokeDetectors
- SecurityLights

COMMUNITY:

- BoatFacilities
 - Fishing
 - Lake
 - Pool
 - TrailsPaths
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LISTED BY: Matt Lobban 

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BROKERED BY: Firehouse Real Estate Services