

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 7112 SANDY LAKE ROAD

QUINLAN, TX 75474



\$925,000



2,946 sqft



4 beds



3 baths

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## DESCRIPTION

Escape the concrete jungle and embrace the peace and serenity that only nature can provide. Situated on 3 beautiful, wooded acres in the highly sought-after Sandy Creek neighborhood, this 4-bedroom, 2.5-bath estate delivers the quintessential rural living experience—offering privacy and space while remaining conveniently connected. The pride of ownership is evident from the moment you arrive. Recent updates include two new HVAC units and a full interior and exterior repaint, while the durable metal roof ensures low-maintenance living for years to come. Inside, the inviting living room sets the perfect ambiance with exposed beams, a striking floor-to-ceiling stone fireplace, and built-in shelving. The kitchen is designed for both function and entertaining, featuring an exquisite island, oversized breakfast bar, and a separate breakfast area ideal for gatherings. The primary suite is a true retreat, complete with tray ceilings, expansive floor-to-ceiling windows, a custom closet system, and private patio access. A second family room connecting the third and fourth bedrooms offers a versatile layout—perfect for a mother-in-law suite or guest quarters. Step outside to experience exceptional outdoor living. Custom 32x48x16 Mueller building allows ample space for a workshop, hobbies, and storage. Dual oversized overhead doors ensure ready access for RVs, farm equipment, or motorhomes. The outdoor kitchen is an entertainer's dream with a pizza oven, expansive grill, and dual mini refrigerators. The backyard is equally impressive, featuring an oversized covered patio, outdoor fireplace, hot tub, fire pit, outdoor shower, and above-ground pool—creating your own private oasis. Don't miss this rare opportunity to enjoy peaceful country living with unmatched amenities—schedule your private showing today!

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Pending  
**MLS:** 21227483  
**YEAR BUILT:** 2006  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** Sandy Creek Ph I & II  
**LIST DATE:** 04/02/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,946  
**TOTAL BEDS:** 4  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**ACRES:** 3  
**LOT SIZE (SQFT):** 130,680

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- GasLog
- Masonry

### APPLIANCES:

- DoubleOven
- Dishwasher
- GasCooktop
- 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>● AdditionalParking</li><li>● DoorMulti</li><li>● DoorSingle</li><li>● GarageFacesFront</li><li>● Garage</li><li>● RvGarage</li><li>● GarageFacesSide</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li></ul>
<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● BuiltInBarbecue</li><li>● Barbecue</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● OutdoorLivingArea</li><li>● OutdoorShower</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● AboveGround</li><li>● Pool</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</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>● CableTv</li><li>● WalkInClosets</li></ul>
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**LISTED BY:** Anthony Butcher 

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**BROKERED BY:** 1st Choice Realty