

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2806 SAUSALITO DRIVE

CARROLLTON, TX 75007



\$600,000



3,100 sqft



6 beds



3 baths

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## DESCRIPTION

Welcome to 2806 Sausalito Dr— Stunning west-facing home on the hill with sunset views! Perfect opportunity to own an investment property- sale subject to existing lease. This beautifully updated single-family home combines high-end finishes, thoughtful details, and low-maintenance outdoor living. With dramatic 12' ceilings and floor-to-ceiling windows in the living room, the home fills with natural light and showcases breathtaking west-facing sunsets. Key highlights: Primary shower with a spa-like steam feature and phenomenal water pressure Pocket doors throughout provide seamless privacy or sound reduction when desired Low-maintenance yard with automatic irrigation Greenbelt access just down the street with miles of biking and walking trails Chef's dream gas range — Forno Alta Qualita valued at over \$4,000 Oversized soapstone center island — beautiful and durable focal point for the kitchen Mature edible landscaping: fig tree, chives, mint, and rosemary on the property Copper gutters and downspouts for long-lasting, upscale exterior detail Additional features include an open, light-filled floor plan, generous storage, and a covered outdoor area for entertaining. Convenient Carrollton location near parks, shopping, dining, top schools, and major commuter routes. Home is currently tenant occupied till March 2027-lease conveys. MUST SEE!!

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21228825  
**YEAR BUILT:** 1983  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Nob Hill Ph 2  
**LIST DATE:** 04/07/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,100  
**TOTAL BEDS:** 6  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 0.21  
**LOT SIZE (SQFT):** 9,147

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dishwasher
- Disposal
- Range
- SomeCommercialGrade
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Driveway
- Garage

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Other

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- NaturalGasAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- KitchenIsland
- OpenFloorplan

### COMMUNITY:

- Curbs
  - Sidewalks
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**LISTED BY:** Steve Koleno 

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**BROKERED BY:** Beycome Brokerage Realty LLC