

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 551 W EAGLE POINT DRIVE

MOUNT VERNON, TX 75457



\$1,075,000



1,600 sqft



3 beds



2 baths

## DESCRIPTION

Lakeside living at its finest awaits in the exclusive, gated Eagle Point community on Lake Cypress Springs. Tucked beneath a canopy of beautiful, mature trees, this meticulously maintained 3-bedroom, 2-bath retreat offers the perfect balance of comfort, privacy, and effortless lake life. Inside, expansive lakeside windows invite in natural light and frame serene water views, creating a warm and welcoming atmosphere throughout. The thoughtful layout features a peaceful primary suite with a private ensuite bath, while the two additional bedrooms are connected by a convenient Jack-and-Jill bath ideal for family and guests alike. The kitchen is both stylish and functional, showcasing quartz countertops, stainless steel appliances, and modern tile finishes, while designer touches continue into the beautifully updated bathrooms. A spacious deck offers the perfect setting for morning coffee or sunset gatherings, while the boathouse with a sunning deck invites endless days of boating, fishing, and relaxing by the water. An above-ground lakeside fire pit creates a natural gathering place for evenings by the water, and a movable pellet stove adds flexibility for cozy nights under the stars. Set on a secluded, wooded homesite with a fenced perimeter and a solar-powered gate with battery backup, this property offers both privacy and peace of mind, further enhanced by an additional wooded lot across the street. Nature lovers will delight in frequent wildlife sightings, from deer and foxes to eagles and native birds. Additional features include a spacious three vehicle carport with enclosed storage, plus an air-conditioned bonus space perfect for a home office, fitness room, or extra sleeping quarters. A generator, dedicated boat slip, and jet ski dock add to the home's thoughtful conveniences. Just a short, scenic drive from DFW, this inviting lakeside escape offers the ideal blend of relaxation, recreation, and refined simplicity ready to be enjoyed from the moment you arrive.

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

**MLS STATUS:** Active

**MLS:** 21229007

**YEAR BUILT:** 1998

**COUNTY:** Franklin (TX)

**TRACT OR SUBDIVIION:** Eagle Point

**LIST DATE:** 04/24/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,600

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 1.14

**LOT SIZE (SQFT):** 49,658

## INTERIOR FEATURES

### KITCHEN:

- Generator

### FIREPLACE:

- GreatRoom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Concrete
- Carport
- Driveway
- ElectricGate
- Storage

### LOT DESCRIPTION:

- HardwoodTrees
- ManyTrees
- RetainingWall

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Dock
- MistingSystem
- FirePit

### SIDING:

- Cedar
- FiberCement

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- WroughtIron

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets

### SECURITY FEATURES:

- SmokeDetectors

LISTED BY: Brent Gardner 

PHONE: 903.802.7080

BROKERED BY: TX Lake & Land Real Estate