

CENTURY 21

Judge Fite Company



260 MCGRAW LANE

SHERMAN, TX 75090



\$649,000



3,527 sqft



5 beds



3 baths

DESCRIPTION

Beautifully updated modern farmhouse on a private lake just outside downtown Sherman. This is a rare combination of setting, finish-out, and owner-flexibility in a quiet country home with water access, all within easy reach of North Texas growth. The property is being sold fully furnished, with all furniture, décor, appliances, beds, and linens conveying with the sale. It's truly turnkey, walk in and start enjoying it immediately. The outdoor experience is what sets this property apart. Private lake access with your own dock, fishing, paddle boarding, and a hot tub overlooking the water. It's peaceful, private, and very rare to find at this price point. For investors, this is a proven short-term rental. The property generated \$120,000 in Airbnb revenue in 2025 and is purpose-built for large group bookings, a niche that consistently drives higher nightly rates and strong occupancy. The lakefront setting creates an experiential advantage that most STRs cannot replicate, supporting premium pricing and repeat demand. The home is already operating with established systems and professional management in place, offering a true plug-and-play opportunity with immediate income and minimal ramp-up. Confirmed financials are available and can be shared with qualified buyers upon review of proof of funds or lender approval. Located in Sherman, part of the rapidly expanding North Texas corridor, the property also benefits from continued population growth, new development, and long-term appreciation trends. Whether you're looking for a primary residence, a second home on the water, or a high-performing Airbnb, this property checks all three boxes. Reach out to schedule a showing or request additional details.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21237931

YEAR BUILT: 1945

COUNTY: Grayson

TRACT OR SUBDIVIION: Winfred Bailey Surv Abs #64

LIST DATE: 04/13/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,527

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 0.87

LOT SIZE (SQFT): 38,071

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Electric

APPLIANCES:

- Dryer
- Dishwasher

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Covered

POOL TYPE:

- None

UTILITIES

UTILITIES:

- SepticAvailable

LISTED BY: Victor Steffen 

ADDITIONAL PROPERTY DETAILS

PHONE: 570.780.1838

MANAGED BY: eXp Realty LLC

- WetBar
- BuiltInFeatures

century21judgefite.com

each office is independently owned and operated