



194 SHADY SHORES DRIVE
MABANK, TX 75156



\$795,000



2,625 sqft



3 beds



3 baths

DESCRIPTION

HUGE PRICE REDUCTION! This breathtaking Cedar Creek lake house offers an unparalleled lakeside lifestyle with a private dock featuring two boat lifts and three jet ski lifts, perfect for all your water activities. The expansive upper deck provides stunning sunrise and sunset views, allowing you to soak in the beauty of the open water. With water at the dock year-round, you'll have easy access to the lake no matter the season. Inside, the home has been thoughtfully updated, including a stunning kitchen renovation in 2023 and a brand-new refrigerator and dishwasher in 2024. Every room in the house boasts picturesque lake views, ensuring you're always connected to the tranquil setting. The oversized yard and heavily treed lot provide ample space for outdoor activities and privacy, while the new seawall, completed in 2021, ensures long-lasting protection. This lakefront gem is the perfect blend of relaxation, convenience, and natural beauty. Misty Harbor 20' 2020 Tritoon with Mercury 150 motor and Sea Doo jet ski available for purchase separately along with some furniture. Washer Dryer are included. All measurements to be verified by buyer or buyer's agent. Agent is homeowner.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21239452

YEAR BUILT: 2002

COUNTY: Henderson

TRACT OR SUBDIVIION: Leisure Land

LIST DATE: 04/14/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,625

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.28

LOT SIZE (SQFT): 12,196

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Garage
- GarageDoorOpener

LOT DESCRIPTION:

- Waterfront
- RetainingWall

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Dock

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central


UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- HighSpeedInternet
 - KitchenIsland
 - CableTv
-

LISTED BY: Amy Dungan 

PHONE: 214.826.0316

BROKERED BY: Ebby Halliday, REALTORS