

# CENTURY 21

Judge Fite Company



## 2044 CANYON LAKE ROAD

WILLS POINT, TX 75169



\$650,000



2,651 sqft



4 beds



4 baths

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## DESCRIPTION

Your search for the perfect slice of East Texas living starts here. This custom designed 2711 sf home blends thoughtful design with everyday functionality. Located in the prestigious Shadow Lakes community, the striking stone arched entry sets the tone from the moment you arrive, leading into a 4 bedroom, 3.5 bath home with an open concept layout. Your eyes are immediately drawn to an expansive wall of iron French doors that open to the outdoor living space and beautifully landscaped, fenced backyard. Inside, a stone fireplace anchors the bright and spacious living area. The chef's kitchen features an oversized island, double ovens, granite countertops, and a designer's dream pantry. The primary suite offers a private retreat with a tray ceiling, sitting area, spa style bath with a freestanding tub, oversized shower, and a custom walk in closet with direct access to the utility room, which continues into a well designed mudroom. A split bedroom layout provides privacy, and the fourth bedroom offers flexibility for a home office or additional living space. The detached 600 sf shop with an additional outdoor living area adds space for hobbies, storage, or work. Conveniently located just minutes from Interstate 20, with easy access to both Tyler and Dallas, this home offers the space and privacy of country living without sacrificing convenience.

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

**MLS STATUS:** Active

**MLS:** 21240864

**YEAR BUILT:** 2022

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** Shadow Lakes Ph 3

**LIST DATE:** 04/19/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,651

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1.13

**LOT SIZE (SQFT):** 49,179

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- Stone
- WoodBurning

### FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank
- Marble

### APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Farmhouse</li><li>● Modern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorSingle</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● FirePit</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li><li>● Community</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>		

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● Propane</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Playground</li><li>● Pool</li></ul>
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**LISTED BY:** Janna Pearman 

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**BROKERED BY:** Ebby Halliday Realtors