

CENTURY 21

Judge Fite Company



1920 COUNTY ROAD SE 3370

WINNSBORO, TX 75494



\$1,200,000



2,090 sqft



3 beds



2 baths

DESCRIPTION

Discover a rare opportunity to own a 6.10-acre waterfront estate on the pristine shores of Lake Cypress Springs. This solid brick home offers over 678 feet of expansive water frontage, providing breathtaking lake views from every main living area. The heart of the home is an open-concept living room featuring soaring vaulted ceilings, rich natural woodwork, and a cozy fireplace. The adjacent kitchen has been thoughtfully updated with classic wood cabinetry and granite countertops, flowing seamlessly into a bright breakfast area and a dedicated space for a large dining table—perfect for hosting family gatherings. The private primary suite serves as a true retreat, complete with its own fireplace for chilly evenings and a unique, dedicated hot tub room just steps away. Two additional bedrooms and a second full bath provide ample space for guests. Functional versatility abounds with an attached two-car garage; half of this space currently serves as a craft room or home office but can easily be restored to full garage use if desired. Outdoor living is a highlight, featuring a peaceful screened-in porch and a sunroom to soak in the scenery year-round. Beyond the main residence, the property includes a detached two-car garage and workshop, along with a dedicated RV cover for your adventure vehicles. While the home requires some TLC—including fresh paint, new flooring, and repairs to the wood deck and dock—it presents a blank canvas to create your dream lakefront sanctuary. With no HOA restrictions and the potential to further enhance the views by clearing select property lines, this expansive lot offers unmatched privacy and endless potential on one of Texas's most beautiful lakes. This property is leasehold and under the jurisdiction of the Franklin County Water District. www.fcwd.com

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21246077
YEAR BUILT: 1983
COUNTY: Franklin (TX)
TRACT OR SUBDIVIION: None
LIST DATE: 04/22/2026

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800.451.8055

AREA:
SQUARE FEET: 2,090
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 0
ACRES: 6.1
LOT SIZE (SQFT): 265,716

INTERIOR FEATURES

FIREPLACE:

- Bedroom
- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Refrigerator
- Washer

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Garage● GarageDoorOpener● RvCarport● WorkshopInGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● CulDeSac● IrregularLot● Lawn● Sloped● Waterfront
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Dock● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● None

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● SepticAvailable● SeparateMeters● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● OpenFloorplan● Pantry● VaultedCeilings● NaturalWoodwork● WalkInClosets
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COMMUNITY: <ul style="list-style-type: none">● Lake
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LISTED BY: Michelle Blackmon 

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BROKERED BY: Freedom Realty