

CENTURY 21

Judge Fite Company



99 LAKE DRIVE

TIOGA, TX 76271



\$1,450,000



3,905 sqft



4 beds



4 baths

DESCRIPTION

Stunning custom estate on 6.5 acres in the gated lakeside community of Eagle Cove, offering 4 bedrooms, 3.5 baths, and thoughtfully designed indoor-outdoor living. A striking solid iron door welcomes you into an impressive foyer, flanked by a private study and opening into the expansive great room. The great room is anchored by rich oak cabinetry, a floor-to-ceiling stone wood-burning fireplace, and soaring vaulted ceilings accented with beautiful exposed beams. The living space flows seamlessly into the stunning chef's kitchen featuring a commercial-grade range, oversized honed black granite island, brick accents, and a charming breakfast nook. A wall of glass frames the backyard and fills the home with natural light, creating effortless connection to the outdoor living spaces. The private primary suite offers a luxurious retreat with dual vanities, a spacious walk-in steam shower, & peaceful views of the property. Three additional generously sized bedrooms each feature en suite baths, offering comfort and privacy for family or guests. A dedicated in-home gym or flexible bonus space provides versatility, while the oversized utility room includes a sink, abundant storage, and room for an additional refrigerator. Designed for enjoying the Texas lifestyle, the covered back patio is the perfect place to watch the sunrise, entertain with the built-in grill and smoker, or unwind beside the outdoor fireplace with a good book. Set beneath majestic grandfather oaks, fenced space for dogs, and a picturesque blend of privacy and functionality. The acreage adjoins Lake Ray Roberts Corps of Engineers land, creating an exceptional natural buffer with abundant wildlife and the feel of an even larger private retreat. A 40x30 engineered shop with concrete flooring, full bath, and tall overhead door offers exceptional functionality—ideal for RV storage, workshop space, or equipment storage. An extended overhang along the west side adds even more versatility.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21255390

YEAR BUILT: 2018

COUNTY: Cooke

TRACT OR SUBDIVIION: Eagle Cove

LIST DATE: 05/12/2026

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800.451.8055

AREA:

SQUARE FEET: 3,905

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 6.41

LOT SIZE (SQFT): 279,219

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- Masonry
- WoodBurning

FLOOR COVERINGS:

- CeramicTile

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- Disposal
- GasOven
- GasRange
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● Garage	LOT DESCRIPTION: <ul style="list-style-type: none">● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● BuiltInBarbecue● Barbecue● DogRun● OutdoorGrill● RainGutters	SIDING: <ul style="list-style-type: none">● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Metal

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● GraniteCounters● HighSpeedInternet● KitchenIsland● OpenFloorplan● VaultedCeilings● NaturalWoodwork● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecurityGate● SecurityLights
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LISTED BY: Sarah Boyd 

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BROKERED BY: Sarah Boyd & Co