

# CENTURY 21<sup>®</sup>

Judge Fite Company

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## 1612 HILLSIDE DRIVE

SANGER, TX 76266

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\$900,000



1 acres

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## DESCRIPTION

Extremely pleased to offer the most BREATHTAKING property offered in our 20-year history. 180-degree lake view & you can see for miles of Lake Ray Roberts. The sunsets to the West are incredible with cool breezes coming off the lake. Sunrises to the east are equally impressive, rising up over the lake. Adjoins Corp property, which comes with over 500 acres of nature to explore, and preserves the natural shoreline. Approximately a 2-mile drive to the marina, 10 minutes to the 20-mile walking and horse trails, and 5 minutes to hunting land. Also includes a 1299 SF 2-bedroom guest house and 2,000 SF 6 stables with Horse training facilities.

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**800.451.8055**

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** Active  
**MLS:** 21258340  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Lakeside Estates  
**LIST DATE:** 05/03/2026

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2  
**LOT SIZE (SQFT):** 87,120

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Subdivision

### FENCING:

- BarbedWire

## UTILITIES

### HEATING/COOLING:

- Propane

### UTILITIES:

- ElectricityAvailable
- Propane
- SepticAvailable
- SewerNotAvailable
- WaterAvailable
- WaterNotAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- CommunityMailbox

**LISTED BY:** Stephen Barber 

**PHONE:** 512.870.8184

**BROKERED BY:** Teifke Real Estate

century21judgefite.com

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