



**2230 TUTT TRAIL**  
WAXAHACHIE, TX 75167



\$668,900



2,758 sqft



3 beds



3 baths

## DESCRIPTION

Set on just over an acre in Waterfall Ranch, 2230 Tutt Trail offers the space, privacy, and ease of single-story living in a thoughtfully designed new build. Inside, the open-concept layout is centered around a vaulted great room with clean lines, modern lighting, and a fireplace with a simple surround and mantle. Expansive windows bring in natural light and frame views of the surrounding property, while the space flows naturally into the dining area and kitchen—creating a layout that works well for both everyday living and entertaining. The kitchen features rich cabinetry, a large quartz island with seating, stainless appliances, and a streamlined tile backsplash, offering a balance of function and design. Nearby, the dining area is positioned for easy access to the patio and backyard. The private primary suite is set apart with a quiet, comfortable layout and a well-appointed bath complete with dual vanities, a soaking tub, walk-in shower, and modern finishes. Two additional bedrooms are supported by two full baths, while a separate game room provides flexible space for media, work, or a playroom. Wide-plank flooring runs through the main living areas, complemented by soft neutral tones and abundant natural light throughout the home. With over an acre to work with, the property offers the flexibility to expand over time—whether that means adding outdoor living, a pool, or simply enjoying more space and privacy. A well-designed single-story home offering space, comfort, and flexibility in Waxahachie.

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

**MLS STATUS:** Active

**MLS:** 21259354

**YEAR BUILT:** 2025

**COUNTY:** Ellis

**TRACT OR SUBDIVIION:** Waterfall Ranch

**LIST DATE:** 05/05/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,758

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 1.01

**LOT SIZE (SQFT):** 43,995

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dishwasher
- Disposal
- GasRange
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway
- Garage

### LOT DESCRIPTION:

- BackYard
- Lawn

### YARD/GROUNDS:

- Lighting
- PrivateYard
- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces

### UTILITIES:

- ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- VaultedCeilings

### SECURITY FEATURES:

- CarbonMonoxideDetectors
  - SmokeDetectors
- 

**LISTED BY:** Katie Bankston 

**BROKERED BY:** Agency Dallas Park Cities, LLC