

CENTURY 21[®]

Judge Fite Company



101 FRIENDSHIP CIRCLE

WEST TAWAKONI, TX 75474



\$799,900



1,724 sqft



2 beds



2 baths

DESCRIPTION

1,000 LINEAR FEET OF SHORELINE SURROUNDING THIS PRESTIGIOUS PENINSULA LAKEFRONT ESTATE ON THE SHORES OF LAKE TAWAKONI. This rare legacy property, formerly the residence of the Mayor, is defined by its staggering waterfront footprint that wraps an entire private point with a brand new, extensive retaining wall for ultimate shoreline protection, including 200 feet of seawall replaced in 2025. The estate encompasses nearly six total acres, consisting of almost one deeded acre and about five acres of SRA leaseback, creating a massive private retreat. Water enthusiasts will thrive with two private boat docks featuring upgraded electrical, deep water access, and a boat lift situated in a protected cove, perfect for leisure or family and friend gatherings. The grounds are a masterful blend of large oaks and superior infrastructure, featuring professional landscaping and a massive 36x60 insulated workshop that includes a dedicated bathroom and a custom mancave with a mini split heat and air system installed in 2021 or a climate controlled lakeside retreat. Additionally, a secondary 30x40 shop building was added in 2022 to provide space for recreational toys, cars, and boats. Inside the 1,706 square foot main residence, a gourmet chef kitchen with rich custom cabinetry and granite counters flows into a living area anchored by a stone fireplace and elegant tray ceilings. Towering centuries old Oak trees provide a natural canopy across the expansive property, which is fully secured by fencing and a ranch style entry. The property is meticulously maintained with a full drainage system and gutters with leaf guards installed in 2023. Just minutes from Tawakoni Marina, this sanctuary offers the perfect balance of elite privacy and community convenience. This is a premier opportunity to own one of the best shoreline expanses on the lake today. Seller has buildout plans available for the barndominium. Make an appointment to visit this unique opportunity.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21268882

YEAR BUILT: 2010

COUNTY: Hunt

TRACT OR SUBDIVIION: Rabbit Cove Proper

LIST DATE: 05/14/2026

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800.451.8055

AREA:

SQUARE FEET: 1,724

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 0

ACRES: 0.83

LOT SIZE (SQFT): 36,154

INTERIOR FEATURES

FIREPLACE:

- GasStarter

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

| | | |
|---|---|--|
| STYLE: <ul style="list-style-type: none">● Detached | PARKING: <ul style="list-style-type: none">● AdditionalParking● Carport● DoorMulti● Garage● GolfCartGarage● Oversized● WorkshopInGarage● Boat● RvAccessParking | LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● ManyTrees● Waterfront● RetainingWall |
| ROOF TYPE: <ul style="list-style-type: none">● Composition | YARD/GROUNDS: <ul style="list-style-type: none">● Dock● FirePit● Lighting● PrivateYard● Storage | SIDING: <ul style="list-style-type: none">● Brick● Frame |
| POOL TYPE: <ul style="list-style-type: none">● None | FOUNDATION: <ul style="list-style-type: none">● Slab | FENCING: <ul style="list-style-type: none">● ChainLink● Gate● Pipe |

UTILITIES

| | |
|--|---|
| HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces● HeatPump | UTILITIES: <ul style="list-style-type: none">● Propane● SepticAvailable● WaterAvailable● CableAvailable |
|--|---|

ADDITIONAL PROPERTY DETAILS

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|---|
| AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● GraniteCounters● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets |
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LISTED BY: Thomas Miller 

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