

CENTURY 21

Judge Fite Company



242 PRIVATE ROAD 2712

MT PLEASANT, TX 75455



\$799,900



2,520 sqft



3 beds



3 baths

DESCRIPTION

Experience the best of both worlds with this stunning 0.880-acres featuring pond frontage and beautiful views in The Peninsulas at Lake Bob Sandlin. Enjoy direct waterfront access on the pond, perfect for building your own private fishing pier. This thoughtfully designed home offers 3 bds, 3 full baths, and a dedicated office or bonus room. Designed for entertaining, the home showcases custom features. The gourmet kitchen features soft-closing cabinets, an 8-burner gas cooktop, double ovens, a pot filler, and floor-to-ceiling cabinetry, offering both style and functionality. The walk-through pantry provides exceptional storage, a built-in microwave, additional countertop space, room for a second refrigerator, a wine fridge, and a convenient grocery-loading access door directly from the garage for effortless everyday living. The garage is already equipped with an electric vehicle connection and direct access to a timer system for holiday lighting installation. The open-concept living area flows beautifully for gathering and features a gas fireplace and custom built-ins. The primary suite is separated from the additional bedrooms, creating a peaceful retreat complete with a water view and spacious bathroom featuring a self-cleaning heated Bidet toilet. A large laundry room is located just off the primary suite, while the walk-in closet includes built-ins and direct access to the laundry room for added convenience. Step outside to the back patio, already equipped with gas grill hookups and electric access, making it ideal for outdoor entertaining and relaxing waterfront evenings. The exterior also features hot and cold water access for washing vehicles and added convenience. Located within a gated waterfront community, residents enjoy access to approximately 9,000 acres of boating, fishing, swimming, and year-round recreation on Lake Bob Sandlin, along with 3.3 miles of scenic shoreline hiking trails. Located just 2 hours from Dallas and 1 hour from Texarkana.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21271652
YEAR BUILT: 2026
COUNTY: Titus
TRACT OR SUBDIVIION: The Peninsulas At Lake Bob San
LIST DATE: 05/16/2026

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800.451.8055

AREA:
SQUARE FEET: 2,520
TOTAL BEDS: 3
FULL BATHS: 3
HALF BATHS: 0
ACRES: 0.88
LOT SIZE (SQFT): 38,332

INTERIOR FEATURES

FIREPLACE:

- Gas
- Masonry

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- Dishwasher
- Disposal
- GasOven
- Microwave
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Concrete
- Garage
- GarageDoorOpener
- OnSite
- GarageFacesSide

POOL TYPE:

- None

UTILITIES

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- SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - DryBar
 - DecorativeDesignerLightingFixtures
 - DoubleVanity
 - EatInKitchen
 - GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - OpenFloorplan
 - Pantry
 - VaultedCeilings
 - NaturalWoodwork
 - WalkInClosets
-

LISTED BY: Kellee Kath 

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BROKERED BY: Regal, REALTORS