

CENTURY 21[®]

Judge Fite Company



100 KING LANCE COURT

SCROGGINS, TX 75480



\$979,000



2,128 sqft



3 beds



2 baths

DESCRIPTION

Absolutely Adorable Waterfront Cottage on Lake Cypress Springs! You feel like you're in a tree house surrounded by huge trees and lush landscaping! Beautifully maintained with bamboo hardwood flooring throughout the first floor. Upstairs flooring is wood-like vinyl throughout. This lovely home has an open floor plan with kitchen and greatroom opening to a fabulous 300 sf screened porch extending the living space. The porch has windows and screens with a window unit for cooling. The greatroom offers pine accent walls and stacked stone fireplace. There is a granite-topped eating bar separating the kitchen and greatroom. The primary bedroom, with access to the lakeside deck, offers a large walk-in closet and jetted tub shower. The downstairs guest bedroom leads to the screened porch. Upstairs is completely charming with living area, third bedroom and entrance to the upper deck surrounded by trees! The outdoor living areas are amazing with upper and lower decks, a single-stall boathouse and added rowboat or sail boat slip. The property includes a one-car garage with small green house attached, a separate covered parking space and separate workshop. Beautiful landscaping with sprinkler system. Welcome to the beautiful gated community of Kings Country where many enjoy full-time lake living or a week-end getaway! Call for your appointment to see this adorable waterfront today!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21273088

YEAR BUILT: 1990

COUNTY: Franklin (TX)

TRACT OR SUBDIVIION: Kings Country

LIST DATE: 05/17/2026

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800.451.8055

AREA:

SQUARE FEET: 2,128

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 0.44

LOT SIZE (SQFT): 19,166

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Bamboo
- Tile
- Vinyl

APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator
- Washer

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- CircularDriveway
- Driveway
- GarageFacesFront

LOT DESCRIPTION:

- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem
- Waterfront
- RetainingWall

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Dock
- OutdoorGrill

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityConnected
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- GraniteCounters
- HighSpeedInternet
- Loft
- OpenFloorplan
- CableTv
- VaultedCeilings
- WalkInClosets

COMMUNITY:

- BoatFacilities
 - Clubhouse
 - Gated
 - Playground
 - Park
 - TennisCourts
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LISTED BY: Rickey Butler 

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BROKERED BY: Century 21 Butler Real Estate