

\$3,800,000 - 1113 Shahan Prairie Road, Little Elm

MLS® #20728972

\$3,800,000

5 Bedroom, 3.00 Bathroom, 3,356 sqft
Residential on 4.50 Acres

Dm Cule, Little Elm, TX

Welcome to your dream property! This stunning lot is the perfect place to call home. Two 30x40 shops sit on the lot, which would make wonderful tiny homes. They give you plenty of space to relax and unwind making it perfect for anyone who loves a warm and inviting living space. But the real highlight of this property is the location. Situated right on the shores of beautiful Lake Lewisville, this property boasts close to 1000 ft of lakefront. Imagine waking up every morning to stunning views of the water and spending your days fishing, swimming or just soaking up the sun. And the best part? There are no deed restrictions, so you'll have the freedom to make this property your own. Whether you want to build a dock, install a hot tub or just create your own outdoor oasis, this property gives you the flexibility to do it all. It's truly a one-of-a-kind opportunity to own a piece of paradise right here in Texas. New Roof installed Sept 2024. ****BONUS-Dock already on the property and conveys.**

Built in 1963

Essential Information

MLS® #	20728972
Price	\$3,800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	3,356
Acres	4.50
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1113 Shahan Prairie Road
Subdivision	Dm Cule
City	Little Elm
County	Denton
State	TX
Zip Code	75068-2833

Amenities

Utilities	All Weather Road, Co-op Electric, Septic, Well
# of Garages	2
Garages	Attached Carport, Covered, Garage, Garage Faces Side, Paved, RV Access/Parking, RV Carport, RV Garage
Is Waterfront	Yes
Waterfront	Dock â€œ Covered, Lake Front, Lake Front â€œ Corps of Engineers

Interior

Interior Features	Cable TV Available, Decorative Lighting, Eat-in Kitchen, Kitchen Island, Paneling, Walk-In Closet(s)
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Balcony, Covered Deck, Garden(s), RV Hookup, RV/Boat Parking
Lot Description	Acreage, Corner Lot, Few Trees, Greenbelt, Landscaped, Lrg. Backyard Grass
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Little Elm ISD
Elementary	Oak Point
Middle	Lakeside
High	Little Elm

Listing Details

Listing Agent	Cami Hobbs Riley
Listing Office	Keller Williams Prosper Celina

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