

\$3,900,000 - 45 Lakeview Drive, Scroggins

MLS® #20857806

\$3,900,000

4 Bedroom, 5.10 Bathroom, 3,727 sqft

Residential on 4.51 Acres

South Shore, Scroggins, TX

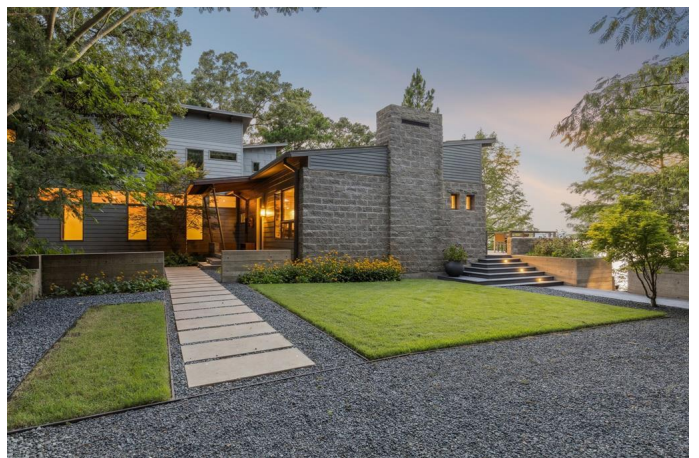
This beautiful compound on Lake Cypress Springs includes the rare opportunity to own a contemporary home in a private setting on 4.51 acres. The private gated entrance leads you to one of the largest lots on the lake that has a contemporary custom home designed by the well-known architectural firm of Barry Bull Ballas. An expertly designed 4 bedroom and 5 and a half bath home with an exterior combination of stone, zinc, and hardy produce a timeless home nestled among the towering trees and perfectly oriented on the land to maximize the views of the lake with over 450 ft of lake frontage.

The property boasts all the recreational options you can imagine. Sport court ideal for pickleball, basketball, foursquare, shuffleboard and badminton. Multiple boat docks including automatic lift and cover for a ski boat and pontoon boat and additional slip for a sailboat and floating dock for swimming and additional watercraft. There is a beautifully designed firepit that overlooks the beach area.

The expert landscaping surrounds the home and lakefront with additional features including a Hot tub, fishing dock and tetherball.

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The Listing Price includes the following: 2011 Sun Tracker Pontoon Boat w.150 Mercury 4-stock engine and covered lift, Kawasaki UTV 4.4 Mule, two 2021 Sea-Doo Jet Skis, Three



kayaks and one paddleboard.

This sophisticated contemporary lake house is ready to enjoy and includes countless recreational options in this uniquely private setting on beautiful Lake Cypress Springs.

Built in 2005

Essential Information

MLS® #	20857806
Price	\$3,900,000
Bedrooms	4
Bathrooms	5.10
Full Baths	5
Half Baths	1
Square Footage	3,727
Acres	4.51
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	45 Lakeview Drive
Subdivision	South Shore
City	Scroggins
County	Franklin (TX)
State	TX
Zip Code	75480

Amenities

Utilities	Aerobic Septic, All Weather Road, Co-op Electric, Co-op Water, Electricity Connected, Individual Water Meter, MUD Water, Outside City Limits, Phone Available, Propane, Rural Water District, Septic, Unincorporated
Garages	Additional Parking, Boat, Driveway, Electric Gate, Gated, Guest, Kitchen Level, Lighted, No Garage, Private

Is Waterfront	Yes
Waterfront	Dock " Covered, Dock " Uncovered, Lake Front, Lake Front " Main Body, Leasehold, Personal Watercraft Lift, Retaining Wall " Other
Pool	Heated, Separate Spa/Hot Tub

Interior

Interior Features	Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Irrigation Equipment, Satellite Dish
Heating	Central, Fireplace(s), Propane, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Gas, Gas Logs, Gas Starter, Living Room, Outside

Exterior

Exterior Features	Attached Grill, Boat Slip, Built-in Barbecue, Courtyard, Covered Deck, Dock, Fire Pit, Garden(s), Gas Grill, Rain Gutters, Lighting, Outdoor Grill, Outdoor Shower, Private Yard, Sport Court
Lot Description	Acreage, Landscaped, Leasehold, Many Trees, Cedar, Oak, Pine, Sloped, Subdivision, Varied, Waterfront
Roof	Metal
Construction	Concrete, Fiber Cement, Metal Siding, Rock/Stone
Foundation	Concrete Perimeter, Pillar/Post/Pier

School Information

District	Mount Vernon ISD
Elementary	Mt Vernon
Middle	Mt Vernon
High	Mt Vernon

Listing Details

Listing Agent	Amy Filley
Listing Office	Allie Beth Allman & Assoc.

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Listing information last updated on November 21st, 2025 at 8:48am CST