

# \$4,700,000 - 260 Cypress Marina Drive, Scroggins

MLS® #20914609

**\$4,700,000**

6 Bedroom, 7.00 Bathroom, 6,414 sqft

Residential on 1.00 Acres

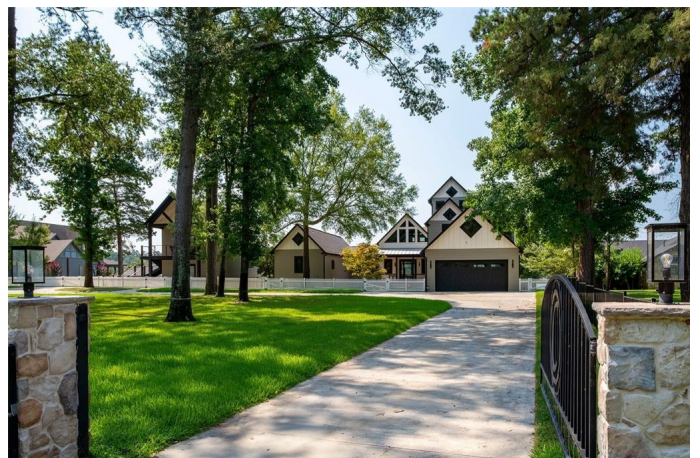
MARINA POINT, Scroggins, TX

STUNNING & BEAUTIFULLY UPDATED multi-generational property HAS IT ALL & is on 1 acre of gated lake front accommodating 20+ family & friends! Over 6400 sq ft of living space includes Main House (3602), Pool House-Great Room (1077), 2 Story Guest Carriage House (1236) & Guest Room over garage (499)! Main house has gorgeous kitchen and living room with lake view, 3 bedrooms, game room, loft & wrap around porch! Amazing pool house with wall of windows has full kitchen, plus bath & is perfect for entertaining & opens to amazing pool & outdoor fireplace! 2 story Carriage House has kitchenette, living, full bath & bedroom on first floor. Second floor offers king bedroom, two sets of full sized built in bunk beds, full bath, & beautiful cathedral ceiling & windows with lake view! Guest room & bath over 2 car garage! Boat house for 2 boats-2 jet skis has a sitting & sun deck! Minutes to charming restaurants & shops in Mt Vernon & Winnsboro, The Cove Marina & Restaurant. Quick access from I30.

Built in 2007

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | 20914609    |
| Price      | \$4,700,000 |
| Bedrooms   | 6           |
| Bathrooms  | 7.00        |
| Full Baths | 7           |



|                |                         |
|----------------|-------------------------|
| Square Footage | 6,414                   |
| Acres          | 1.00                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 260 Cypress Marina Drive |
| Subdivision | MARINA POINT             |
| City        | Scroggins                |
| County      | Franklin (TX)            |
| State       | TX                       |
| Zip Code    | 75480                    |

### Amenities

|               |                                                                                                |
|---------------|------------------------------------------------------------------------------------------------|
| Utilities     | Asphalt, Cable Available, City Sewer, City Water, Individual Gas Meter, Individual Water Meter |
| # of Garages  | 2                                                                                              |
| Garages       | 2-Car Single Doors, Circular Driveway, Electric Gate, Garage, Concrete, Gated, Guest           |
| Is Waterfront | Yes                                                                                            |
| Waterfront    | Dock â€œ Covered, Lake Front, Lake Front â€œ Main Body, Retaining Wall â€œ Other               |
| Has Pool      | Yes                                                                                            |
| Pool          | In Ground, Outdoor Pool, Pool/Spa Combo, Water Feature, Cabana, Heated, Private, Pool Sweep    |

### Interior

|                   |                                                                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Double Vanity, Eat-in Kitchen, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Loft, Open Floorplan, Pantry, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Generator                                                                                                                                                                                                                                                                                 |
| Heating           | Electric                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                       |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas Logs, Great Room, Living Room, Wood Burning, Outside, Stone                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Covered Porch(es), Private Yard, Dock, Gas Grill, Outdoor Shower                                            |
| Lot Description   | Acreage, Landscaped, Many Trees, Sprinkler System, Adjacent to Greenbelt, Pine, Water/Lake View, Waterfront |
| Roof              | Composition, Shingle                                                                                        |
| Construction      | Frame, Siding                                                                                               |
| Foundation        | Pillar/Post/Pier, Slab                                                                                      |

### **School Information**

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

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Agent  | Christine Mckenny          |
| Listing Office | Allie Beth Allman & Assoc. |

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Listing information last updated on November 21st, 2025 at 7:46am CST