

CENTURY 21[®]

Judge Fite Company



3906 HIGHLAND DRIVE

DENISON, TX 75020



\$2,200,000



7,223 sqft



4 beds



6 baths

DESCRIPTION

Imagine working your whole life to build your dream property—that's exactly what Charles E. Watson, owner of 16 Watson Burger locations at the height of his career, accomplished at 3906 Highland Drive. This iconic estate represents a four-year labor of love, designed by renowned architect Richard E. Huston of Anaheim, California, and meticulously built by J.W. Thomas. Inspired by the elegant mansions of Malibu and sited on nearly 50 acres, this North Texas masterpiece features a painted brick exterior with floor-to-ceiling windows spanning the rear, creating seamless indoor-outdoor living through French doors that open from nearly every room to private courtyards and terraces. Contiguous brick paver flooring flows throughout while encasement windows frame breathtaking views of wildlife and the peaceful pond. Wood-burning fireplaces grace the sunken living room, dining room, and primary bedroom. The gourmet kitchen boasts double ovens and a warming drawer, modern flat-front cabinetry, and a large bay window overlooking the front courtyard. All bedrooms feature ensuite bathrooms. The primary bedroom features a built-in wood slat canopy with French doors off to your private terrace and dual primary bathrooms. Breezeways connect the main house to a detached guest house with wet bar ensuring everyone enjoys their own privacy, plus a cabana with extra storage, perfect for an exercise room. Features new windows in the guest bedrooms and the primary bedroom, a master light switch, and full sprinkler system. This is the kind of place you work your whole life to live in—a testament to the American dream where dedication and vision transformed the Watson Burger empire success into an extraordinary legacy estate.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21106101
YEAR BUILT: 1976
COUNTY: Grayson
TRACT OR SUBDIVIION: None
LIST DATE: 11/10/2025

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800.451.8055

AREA:
SQUARE FEET: 7,223
TOTAL BEDS: 4
FULL BATHS: 4
HALF BATHS: 2
ACRES: 45.91
LOT SIZE (SQFT): 1,999,839

INTERIOR FEATURES

KITCHEN:

- SatelliteDish

FIREPLACE:

- Bedroom
- DiningRoom
- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- Brick
- Carpet
- Linoleum

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- Disposal
- GasWaterHeater
- TrashCompactor
- VentedExhaustFan
- WarmingDrawer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● ContemporaryModern ● Ranch ● Detached	PARKING: ● AttachedCarport ● AdditionalParking ● CircularDriveway ● Covered ● Carport ● DetachedCarport ● InsideEntrance ● Lighted ● ParkingPad	LOT DESCRIPTION: ● Acreage ● Landscaped ● PondOnLot ● ManyTrees ● SprinklerSystem
ROOF TYPE: ● Composition ● Flat	YARD/GROUNDS: ● Courtyard ● Lighting ● PrivateYard ● RainGutters ● Storage	SIDING: ● Brick ● WoodSiding
POOL TYPE: ● DivingBoard ● Gunite ● Heated ● InGround ● Pool	FOUNDATION: ● Combination ● ConcretePerimeter ● PillarPostPier ● Slab	FENCING: ● Perimeter ● Pipe

UTILITIES

HEATING/COOLING: ● Central ● Electric ● Fireplaces	UTILITIES: ● ElectricityConnected ● Propane ● SepticAvailable ● SeparateMeters ● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: ● WetBar ● BuiltInFeatures ● DoubleVanity ● EatInKitchen ● InLawFloorplan ● KitchenIsland ● OpenFloorplan ● Pantry ● TileCounters ● NaturalWoodwork

LISTED BY: Megan Christensen 

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BROKERED BY: Texas Life Real Estate