

# CENTURY 21

Judge Fite Company



## 803-2 WESTSHORE DRIVE

ST PAUL, TX 75098



\$2,050,000



2,263 sqft



3 beds



3 baths

## DESCRIPTION

On 7.89 acres in sought-after Wylie ISD is where you'll find this brick 3 bedroom, 2.5 bath house! Live in the city while feeling like the country with a bonus of having access to Lake Lavon, Collin Park Marina, and Trinity Trails. Enjoy a quiet cul-de-sac subdivision with no HOA and your own land with 2 ponds, one coming with a pier. Inside, find plenty of room with 3 living areas including an extra-large enclosed sunroom with a wall of windows to the private backyard. Stay cozy on cold winter nights with a wood-burning fireplace in the central living room. The kitchen includes a cooktop, double ovens, dishwasher, stainless steel appliances, built-in desk with glass overhead cabinets, and a breakfast bar. Two dining areas give you room to spread out for family or friend gatherings and meals. A spacious primary ensuite comes with ceiling fan, double sinks, and separate tub and shower. The laundry room has room for 2 refrigerators or freezers. Additional perks are: new glass in windows, spray foam in the attic, variable speed heat pump, dehumidifier, and electricity to pond sprinkler. Keep the lawn green with the full-lawn sprinkler system. You'll also find a great fenced garden spot with automatic sprinklers from the pond and a covered area for plants. Take advantage of the solar-powered 36x32 that can be used as a shop, storage, hobby space, or etc. Sit outside and watch the wildlife, including an abundance of deer. Feel like you are living in the country, just minutes from Wylie, Lucas, and St. Paul!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21137570

**YEAR BUILT:** 1983

**COUNTY:** Collin

**TRACT OR SUBDIVISION:** St Paul Lakeshore Estates Ph I

**LIST DATE:** 12/23/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,263

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 7.89

**LOT SIZE (SQFT):** 343,862

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- Masonry
- WoodBurning

### FLOOR COVERINGS:

- Concrete
- Parquet
- Tile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Ranch</li><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Garage</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● CornerLot</li><li>● CulDeSac</li><li>● HardwoodTrees</li><li>● Lawn</li><li>● PondOnLot</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Asphalt</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Garden</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● ChainLink</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● HeatPump</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● MunicipalUtilities</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● CathedralCeilings</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>
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**LISTED BY:** Janet Martin 

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**BROKERED BY:** Janet Martin Realty