



**1402 LAKEVIEW BOULEVARD**  
DENTON, TX 76208



\$1,115,000



4,589 sqft



4 beds



4 baths

## DESCRIPTION

Tucked away in the upscale community of Lakeview Ranch, this custom luxury ranch-style estate is set on a sprawling 1.8-acre lot surrounded by mature trees, gorgeous landscaping & peaceful creek. You'll be wowed when you walk in w-soaring ceilings highlighted by impressive wood beams, HW floors + a stunning floor to ceiling stone FP. Expansive windows frame spectacular views of the wooded lot & outdoor living spaces. Gourmet kitchen featuring a BI smart Dacor refrigerator, custom Alderwood cabinetry, ZLine gas cooktop + Bosch dishwasher. Adjacent to the kitchen is a spacious dining room. The main level also offers 3 bedrooms including the primary suite that provides a private retreat with a spa-inspired bath and dual closets w-a custom dressing room. The super cool lower level is a walk-out basement that is designed for relaxation & entertainment, offering a custom media room w-surround sound, library wall + wine cellar. The Additional rooms provide flexibility for a home office, music studio or hobby space, while the 4th bedroom features a BI desk, sitting area & full bath. The lower level could also be the perfect multi-generational set up! Whole home Wi-Fi + cat 5E wired. Outside, the estate continues to impress w-a resort-style custom patio & full outdoor kitchen featuring granite + stone finishes, a built-in grill, refrigerator, sink + integrated sound. A cozy fire pit & ambient lighting create the perfect setting for gatherings or peaceful evenings surrounded by nature. Enhancing the property's versatility is a 20x40 workshop, ideal for projects, storage, or additional workspace + an oversized 3.5 car garage. The expansive grounds are maintained w-a private well & irrigation system, keeping your landscaping thriving year-round. With owned solar panels, smart thermostats + integrated lock system, lighting & fan controls, this home blends modern efficiency with a secluded country lifestyle on a large, wooded lot while remaining minutes from Lake Lewisville.

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

**MLS STATUS:** Active

**MLS:** 21230960

**YEAR BUILT:** 2013

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Lakeview Ranch Ph 1

**LIST DATE:** 04/11/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,589

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1.8

**LOT SIZE (SQFT):** 78,451

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- Gas
- GlassDoors
- GasLog
- GasStarter
- LivingRoom
- RaisedHearth
- Stone

### FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile
- Hardwood
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- Concrete
- DirectAccess
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- Private
- GarageFacesSide
- Storage

### LOT DESCRIPTION:

- Acreage
- BackYard
- Greenbelt
- InteriorLot
- Lawn
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- FirePit
- Garden
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- PrivateYard
- Storage

### SIDING:

- Brick
- WoodSiding

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- CrossFenced
- Fenced
- Full
- Gate

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## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - PhoneAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Clubhouse
  - Pool
  - TrailsPaths
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**LISTED BY:** Michael Hershenberg 

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**BROKERED BY:** Real Broker, LLC