

\$12,300,000 - 23 Eagle Point Drive W, Mount Vernon

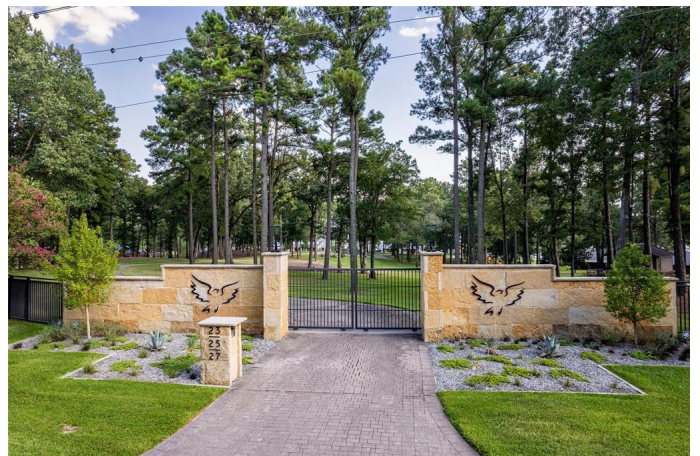
MLS® #21076504

\$12,300,000

11 Bedroom, 10.40 Bathroom, 14,995 sqft
Residential on 9.21 Acres

Eagle Point, Mount Vernon, TX

THE CROWN JEWEL of LAKE CYPRESS SPRINGS in EAST TEXAS! 23, 25, 27 W Eagle Point Drive, this exclusive property on the lake, offers 360 degrees of STUNNING VIEWS! It includes 3 beautiful homes, 14995 SF air conditioned living, 9.21 acres, 1240.21 ft of water front! TEXT AGENT for 100 PLUS PICS, SF, room sizes, acres for each home! Enjoy every modern amenity, beautiful sunsets, & amazing lake access in this private, gated compound! The main house, 8268 SF, was built in 2018 and the white house, 3649 SF, in 2016. The brown house, 3078 SF, was renovated in 2019! Perfect for gathering family & friends, entertainment abounds with a gorgeous pool & cabana, fire pit on the point, playground, sport pickleball court, putting green, gym, media room, large game room, 3 boat houses with jet ski & paddle board storage! The breathtaking grounds & properties are meticulously maintained! Panoramic views of the lake may be seen from the main house & pool cabana with an inviting living area, full kitchen & bar. The main house's gracious family room open to a great bar & an expansive kitchen & dining area, a large walk-in storage & pantry, a serene downstairs primary suite, 2 secondary bedrooms, a gym, media room, & game room, plus smart AV. The stunning open concept white house has the kitchen open to the dining & family rooms. It features a primary bedroom suite downstairs, 3 wonderful secondary bedrooms upstairs, & flexible bonus game,



guest or exercise room, as well as an inviting deck to entertain expanding the full width of the property. The charming brown house was thoughtfully reimagined in 2019 with an open living room, eat in kitchen, & bar, as well as 3 spacious guest rooms. The largest guest room also doubles as a play or TV room, complete with a loft with twin bedding & desk area! An upstairs primary suite & a large back porch lined with rocking chairs complete the home! 3 car garage in the main house & 2 car garages other homes! Make this your own Private Lake Paradise today!

Built in 2018

Essential Information

MLS® #	21076504
Price	\$12,300,000
Bedrooms	11
Bathrooms	10.40
Full Baths	10
Half Baths	4
Square Footage	14,995
Acres	9.21
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	23 Eagle Point Drive W
Subdivision	Eagle Point
City	Mount Vernon
County	Franklin (TX)
State	TX
Zip Code	75457-4917

Amenities

Utilities	Asphalt, Electricity Available, Individual Gas Meter, Septic
Features	Gated
# of Garages	7
Garages	Additional Parking, Driveway, Electric Gate, Garage, Garage Door Opener, Oversized
Is Waterfront	Yes
Waterfront	Dock â€œ Covered, Lake Front, Leasehold
Has Pool	Yes
Pool	Cabana, Fenced, Outdoor Pool

Interior

Interior Features	Built-in Features, Cable TV Available, Decorative Lighting, High Speed Internet Available, Open Floorplan, Smart Home System, Walk-In Closet(s), Wet Bar
Appliances	Home Theater
Heating	Fireplace(s), Propane
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Family Room, Fire Pit, Outside

Exterior

Exterior Features	Attached Grill, Fire Pit, Outdoor Grill, Storage, Boat Slip, Playground, Putting Green, Sport Court
Lot Description	Acreage, Landscaped, Leasehold, Many Trees, Sprinkler System, Water/Lake View, Waterfront
Roof	Metal
Foundation	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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