



For Sale on Market

**\$599,500**

Call 7133771022 Today!

**1326 PR 3376, CENTERVILLE, TX  
75833**

**2 BEDS, 2 FULL BATH(S)**

Private Lakefront Retreat on 20 Acres | Centerville, TX Tucked away in the peaceful countryside of Leon County, this exceptional 20-acre property offers the perfect blend of privacy, comfort, and natural beauty—an ideal escape from the pace of everyday life. Built in 2023, the 1,764 sq. ft. home (including a screened porch) features 2 bedrooms, 2 baths, an open-concept design, spacious walk-in showers, and a well-appointed kitchen with modern appliances. The screened-in porch serves as a natural extension of the home, offering a quiet place to unwind while overlooking the water. The highlight of the property is the impressive ~25-acre private lake(1/4 shared interest). The lake was recently improved with a new dam (2024) and stocked with bream, crappie, and Florida bass. Whether it's early mornings on the water, casting a line at sunset, or simply enjoying the view, the setting creates a true retreat experience.

## GENERAL DESCRIPTION

**Subdivision:** None  
**Property Type:** Country Homes/Acreage  
**Bedrooms:** 2  
**Baths:** 2 Full  
**Year Built:** 2023  
**Building Sqft:** 1,764 / Seller  
**Lotsize:** 871,200 / Survey  
**Market Area:** Centerville/Leona Area  
**MLS# / Area:** 20034496 / 63



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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