



For Sale on Market

**\$211,800**

Call 7133771022 Today!

**616 E SHEPHERD ST, DENISON, TX  
75021**

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

This brand new build is a 2-bedroom, 2-bath home that features an open floor plan with white, gold, and black accents throughout. The kitchen is open to the main living area, with plenty of storage, a pantry, and good natural light. Both bathrooms have a simple, spa-like feel, and the home offers generous closet space. Located on a quiet street, close to beautiful downtown Denison and local schools, the property includes a large backyard with tall, mature trees, providing privacy and shade.

## GENERAL DESCRIPTION

**Subdivision:** Winnans

**Property Type:** Residential - Single Family

**Bedrooms:** 2

**Baths:** 2 Full

**Stories:** 1

**Garage:** 1 / Attached

**Style:** Modern Farmhouse

**Year Built:** 2025

**Building Sqft:** 1,012 /

**Lotsize:** 7,501 / APPRAI

**MLS# / Area:** NTREIS-21138477



**Presented By  
Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker  
Real Broker, LLC**

616 E Shepherd St, Denison, TX 75021

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