



For Sale on Market

\$549,000

Call 7138840322 Today!

54 DOTY LN, DENISON, TX 75021 5 BEDS, 3 FULL & 1 HALF BATH(S)

Versatile and full of potential, this property is ideal for multigenerational living or income-producing opportunities. The main home features an updated kitchen with modern appliances, custom touches, and a built-in wine fridge. Enjoy a private backyard with a pool, a 40x40 detached shop, and a 3-car garage offering plenty of space for storage, hobbies, or a home-based business. The 1,000 sq ft upstairs apartment with its own kitchen and bathroom is perfect for extended family, guests, or rental income. Located just minutes from downtown Denison and about 20 minutes from Lake Texoma, while still outside city limits, this property offers both convenience and flexibility. With a few finishing touches, this home presents a great opportunity to make it your own and add long-term value. All information deemed reliable but not guaranteed; buyer and buyer's agent to verify all information.

GENERAL DESCRIPTION

- Subdivision:** Rubio Ramon
- Property Type:** Residential - Single Family
- Bedrooms:** 5
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Garage:** 3 / Attached
- Year Built:** 1971
- Building Sqft:** 3,107 /
- Lotsize:** 114,127
- MLS# / Area:** NTREIS-21224966



Presented By
Alyssa Lienau

Century 21 Lucky Money

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Listing Broker
Caple & Company

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