



For Sale on Market

**\$545,000**

Call 817-586-5902 Today!

## 240 CANYON DR, WHITNEY, TX 76692

4 BEDS, 3 FULL BATH(S)

Rare opportunity to own a lakefront RETREAT on Lake Whitney! Set on nearly one acre and backing to Corps of Engineers land, this unique property offers direct access to a peaceful cove—and includes two fully renovated homes being sold turnkey and FULLY FURNISHED. Currently operating as a highly successful Airbnb, this property is ready to generate income from day one. Whether you're seeking an investment, a short- or long-term rental, a private getaway, or a blend of all three, the possibilities here are endless. An ideal candidate for a seamless 1031 Exchange. The main home, renovated in 2022, comfortably sleeps eight and showcases all-new systems (HVAC, septic, electrical, and plumbing) along with thoughtfully curated finishes. Highlights include luxury vinyl plank flooring, designer lighting, Marvin windows, and stylishly updated kitchen and baths. Enjoy long, relaxing days on the expansive screened-in porch, or gather with friends and family around the fire pit and covered picnic areas for lakeside dining and conversation. The guest cottage, fully rebuilt to the studs in 2023, offers its own modern charm with on-trend finishes, a spacious back deck, and a highly functional layout featuring living, dining, kitchen, laundry, bedroom, and bath—comfortably sleeping four. Spend your days kayaking to the inlet, swimming, boating, or simply soaking in the natural beauty of the lake. This exceptional property is more than a home—it's a place to create lasting memories for generations to come. Square footage includes approximately 700 SF from the guest cottage.

### GENERAL DESCRIPTION

- Subdivision:** Loma Linda
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 3 Full
- Stories:** 1
- Style:** Ranch, Traditional
- Building Sqft:** 2,422 /
- Lotsize:** 40,685
- MLS# / Area:** NTREIS-21238754



Get in touch  
**Devon Reyes**

817-586-5902

240 Canyon Dr, Whitney, TX 76692

League Real Estate

817-523-9113

Visit <https://www.har.com/NTREIS-21238754> for more information