

For Sale on Market

# \$422,096

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Subdivision:** Emerald Bay

**Lotsize:** 14,070 / OWNER

**Maintenance Fee:** \$1,800 / Annually

**MLS# / Area:** NTREIS-20976278

Welcome to Emerald Bay at Cedar Creek Lake! where luxury meets natural serenity, Emerald Bay offers a remarkable community featuring only 71 exclusive homesites meticulously crafted across 44 stunning acres. Here, you can choose from both waterfront and interior homesite options, making it your chance to call this exceptional subdivision home—just over 1 hour east of downtown Dallas. Immerse yourself in a naturally inspired lake lifestyle at Emerald Bay, where your amenities embody the perfect intersection of nature and luxury. Life at Emerald Bay revolves around the refreshing waters of Cedar Creek Lake. LOT #35 ON 88' OF WATERFRONT! INQUIRE ABOUT SELLERS CONCESSION!

**Amenities at Emerald Bay:**

- **Stunning Swimming Pool:** Designed for leisure, the pool is perfect for swimming laps or lounging poolside, offering a peaceful retreat.
- **Pickleball Courts:** Stay active on our state-of-the-art pickleball courts.
- **Basketball Courts:** Shooting hoops at our well-maintained basketball courts.
- **Playground:** Designed for family fun and adventure.
- **Fire Pit:** Enjoy cozy evenings around the fire pit, perfect for cooler nights while surrounded by the beauty of nature.
- **Golf Cart Trails:** Scenic golf cart paths throughout Emerald Bay, to navigate the community and connect with neighbors. This gated community boasts concrete roads, curb and gutter, underground utilities, street lighting, private water, private sewer, and fiber optic connections. With deed restrictions and architectural guidelines



Presented By  
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Visit <https://www.har.com/NTREIS-20976278> for more information. Listing Broker Dugger Realty Advisors L.L.C.