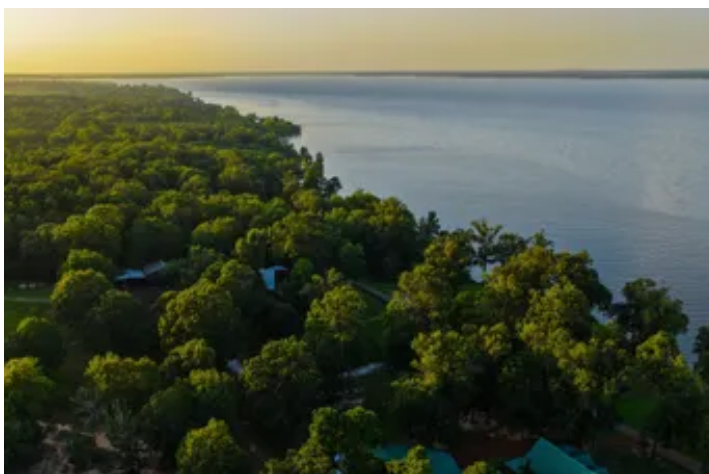


**The Overlook at Toledo Bend 12.75± Acres – Shelbyville,
Texas**
179 Cr 2790
Shelbyville, TX 75973

\$2,200,000
12.75± Acres
Shelby County



The Overlook at Toledo Bend 12.75± Acres – Shelbyville, Texas
Shelbyville, TX / Shelby County

SUMMARY

Address

179 Cr 2790

City, State Zip

Shelbyville, TX 75973

County

Shelby County

Type

Ranches, Single Family, Horse Property, Recreational Land,
Residential Property, Lakefront, Hunting Land

Latitude / Longitude

31.795852 / -93.877259

Dwelling Square Feet

2,076

Bedrooms / Bathrooms

5 / 3.5

Acreage

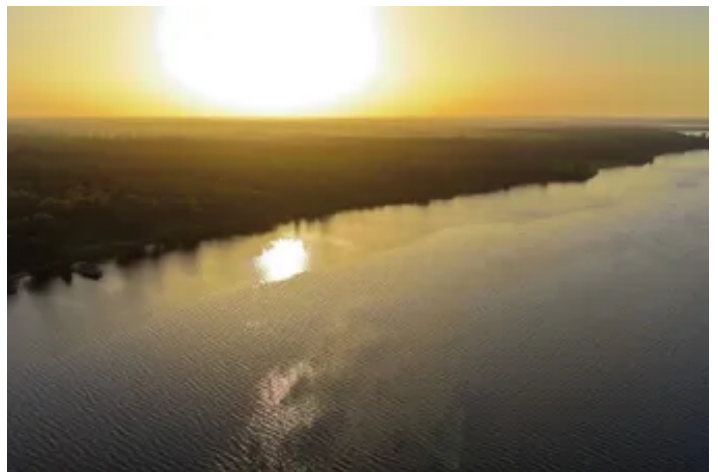
12.75

Price

\$2,200,000

Property Website

<https://www.mossoakproperties.com/property/the-overlook-at-toledo-bend-12-75-acres-shelbyville-texas-shelby-texas/113216/>



The Overlook at Toledo Bend 12.75± Acres – Shelbyville, Texas

Shelbyville, TX / Shelby County

PROPERTY DESCRIPTION

For more information regarding this property, please contact Keaton Livingston at [469-734-3112](tel:469-734-3112)

The Overlook at Toledo Bend 12.75± Acres - Shelbyville, Texas

Private Toledo Bend Lakefront Estate & Equestrian Retreat

Welcome to 179 CR 2790 in Shelbyville, Texas, a one-of-a-kind 12.75± acre lakefront estate offering an exceptional combination of custom living, waterfront recreation, equestrian improvements, and privacy overlooking beautiful Toledo Bend Lake. Perched on an elevated homesite with sweeping views of the water, the property features a 2,076± square-foot custom 3-bedroom, 2-bath home, a renovated 1200± square-foot 2-bedroom, 1-bath garage apartment, massive three-car garage, private pond, three-stall horse barn, riding arena, and mature East Texas timber.

The custom home was designed to take full advantage of its incredible setting. A dramatic wall of windows spanning the living and kitchen areas fills the home with natural light and provides panoramic lake views throughout the day. The open-concept living spaces feature beautiful finishes and flow seamlessly to an expansive covered back deck, creating the perfect setting to grill, gather around a fire, entertain friends and family, or simply relax while overlooking the lake.

The private primary suite is thoughtfully positioned on the opposite side of the home from the two guest bedrooms and features a beautifully renovated bathroom. Just off the primary suite is a screened-in porch designed to keep the bugs out while allowing you to enjoy the outdoors, complete with a Hot Spring Beam hot tub overlooking the lake. Recent improvements to the home include new flooring, fresh interior paint, renovated bathrooms, exterior paint, and a replaced deck, creating a move-in-ready property with quality finishes throughout. An integrated propane backup generator provides additional peace of mind.

Just steps from the main residence is a massive three-car garage with a fully renovated 1200± square-foot apartment above. The apartment features two bedrooms, one bathroom, a full kitchen, living area, new flooring, fresh paint, and updated finishes, making it ideal for family, guests, or extended stays. The garage also doubles as a private fitness space with a gym and infrared sauna featuring an integrated Bluetooth entertainment system, installed in 2025. Connections have also been installed to accommodate a backup generator for the apartment.

Beyond the residences, the land offers tremendous versatility. The property includes more than 500 feet of Toledo Bend lake frontage, a private pond renovated and expanded in 2024, and a fully fenced yard. Towering mature hardwoods and pines, rolling elevation changes, and the elevated setting overlooking the lake give the property tremendous character and privacy.

For the equestrian enthusiast, the property is exceptionally well equipped with a three-stall horse barn featuring a feed room, tack room, wash bay, and tool/equipment storage, along with a riding arena and pipe-fenced pasture. The barn and pasture fencing were repainted in 2025. A dedicated wood-storage shed and chicken coop add even more functionality to this turnkey country setup.

Adding to the property's unique setting, it borders approximately 300 acres of privately owned forest, which the current owners have been permitted to access for walking and horseback riding, providing miles of additional recreational enjoyment just beyond the property. Any continued access would be subject to the neighboring landowner's permission.

Additional upgrades include an automated flower-bed irrigation system installed in 2026, high-speed fiber internet availability, an integrated spider and bug-control system, and numerous recent improvements throughout both the main residence and guest apartment.

Whether you're looking for a full-time lakefront residence, private family compound, equestrian retreat, or recreational getaway, this property delivers a combination that is increasingly difficult to find: acreage, substantial Toledo Bend frontage, elevated lake views, a custom home, guest accommodations, horse facilities, a private pond, and exceptional recreational amenities, all in one property.

LOCATION:



- 179 CR 2790, Shelbyville, Texas 75973
- 12.75± acres
- Located on Toledo Bend Lake
- Private East Texas setting with convenient access to Shelbyville and surrounding communities

WATER:

- More than 500 feet of Toledo Bend Lake frontage
- Elevated homesite overlooking the lake
- Private pond renovated and expanded in 2024

MAIN RESIDENCE:

- Custom 2,076± square-foot home
- 3 bedrooms and 2 bathrooms
- Wall of glass overlooking Toledo Bend Lake
- Open-concept kitchen and living area
- Private primary suite separated from guest bedrooms
- Renovated bathrooms
- New flooring
- Fresh interior paint
- Screened-in porch off primary suite
- Hot Spring Beam hot tub installed in 2024
- Expansive covered back deck replaced in 2025
- Exterior repainted in 2025
- Integrated propane backup generator
- Spider and bug-control system

GARAGE & GUEST APARTMENT:

- Massive three-car garage
- 1200± square-foot renovated apartment
- 2 bedrooms and 1 bathroom
- Full kitchen and living area
- New flooring and interior paint
- Ideal for family and guests
- Garage gym
- Infrared sauna with integrated Bluetooth entertainment system installed in 2025
- Backup-generator connections installed for apartment

EQUESTRIAN & AGRICULTURAL IMPROVEMENTS:

- Three-stall horse barn
- Feed room
- Tack room
- Wash bay
- Tool and equipment storage
- Riding arena
- Pipe-fenced pasture
- Barn and pipe fencing repainted in 2025
- Chicken coop
- Dedicated wood-storage shed
- Fully fenced yard

LAND & RECREATION:

- Mature hardwoods and towering East Texas pines



- Significant elevation changes
- Elevated lake views
- Private pond
- Horseback riding
- Walking and recreational opportunities
- Adjoins approximately 300 acres of privately owned forest currently accessed with the neighboring owner's permission

ADDITIONAL FEATURES:

- High-speed fiber internet available
- Automated flower-bed irrigation installed in 2026
- Extensive recent renovations and improvements
- Integrated propane generator for main residence

POTENTIAL USE:

- Full-time lakefront residence
- Family compound
- Equestrian property
- Recreational retreat
- Weekend getaway
- Second home
- Legacy property

For more information or to schedule a private showing, please contact:

Keaton Livingston

[469-734-3112](tel:469-734-3112)



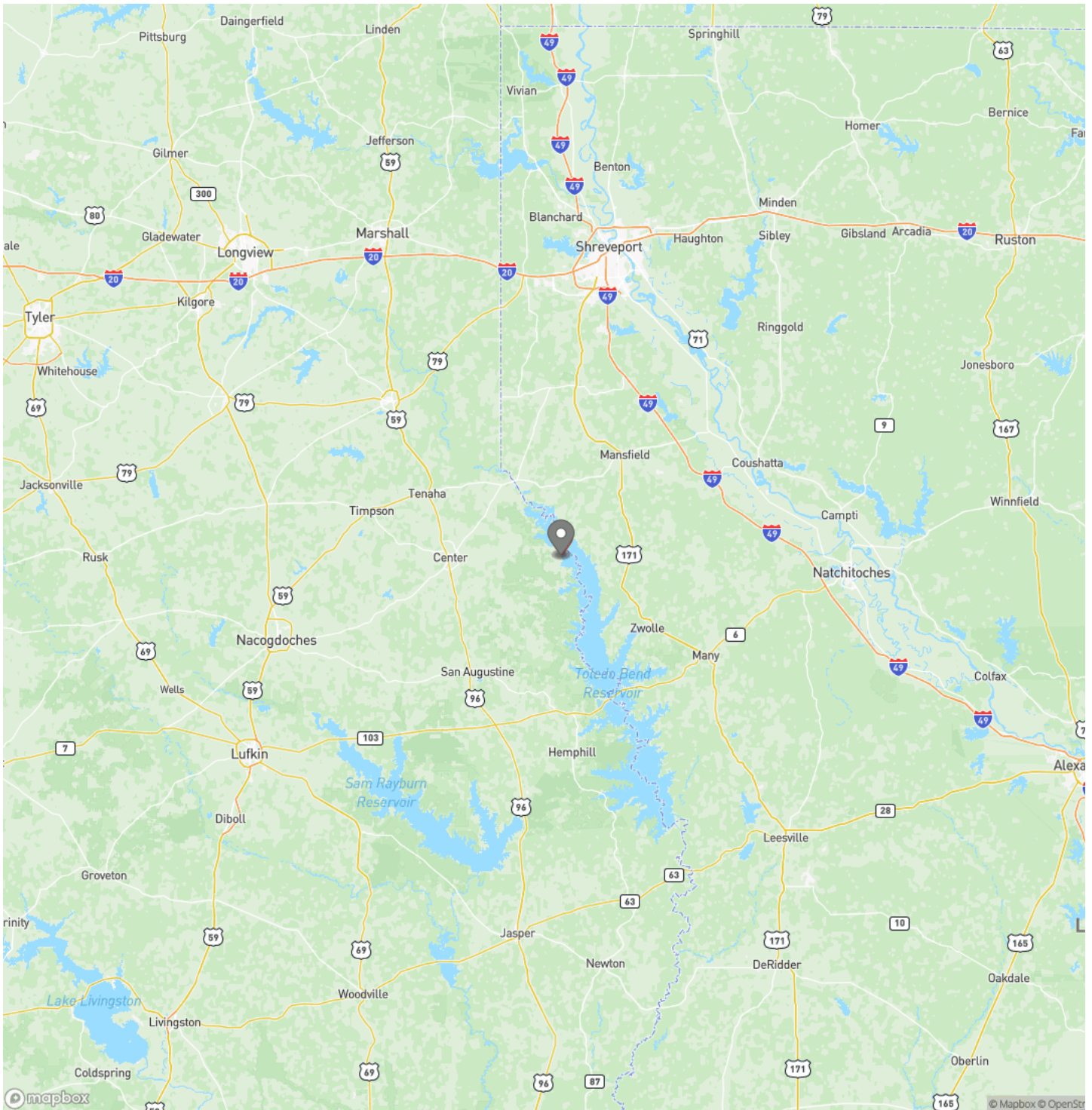
The Overlook at Toledo Bend 12.75± Acres – Shelbyville, Texas
Shelbyville, TX / Shelby County



Locator Map



Locator Map



Satellite Map



The Overlook at Toledo Bend 12.75± Acres – Shelbyville, Texas
Shelbyville, TX / Shelby County

LISTING REPRESENTATIVE
For more information contact:



Representative
Keaton Livingston

Mobile
(469) 734-3112

Office
(469) 734-3112

Email
klivingston@mossyoakproperties.com

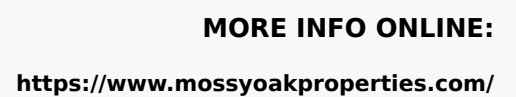
Address
4000 W University Dr

City / State / Zip
Denton, TX 76207

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



Mossy Oak Properties Lone Star Farm and Ranch

2140 CR 16

Childress, TX 79201

(833) 466-7389

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