

CENTURY 21[®]

Judge Fite Company



4647 VZ COUNTY ROAD 3416

WILLS POINT, TX 75169



\$599,000



2,348 sqft



4 beds



3 baths

DESCRIPTION

Country Charm on 16+ Acres in Wills Point, TX Welcome to your private piece of Texas paradise! Located just five minutes from town but outside city limits, this 4-bedroom, 2-bath brick home offers the perfect balance of peaceful country living and everyday convenience. Set on 16.25 fully fenced acres in a quiet, low-traffic area, it's ideal for anyone craving space, privacy, and room to grow. Inside, you'll love the spacious layout, especially the large kitchen with plenty of counter space, storage, and room for gathering. The home features 2,348 square feet of comfortable living space with lots of natural light and charm throughout. Outside, the property shines — a massive 3-car garage plus additional covered parking gives you room for vehicles, trailers, toys, or even a workshop. There's also a barn for livestock or equipment, a gated entrance, and a stocked pond perfect for fishing on your own land. The entire property is fully fenced and ready for your animals — whether it's goats, chickens, horses, or cattle. Whether you're looking for a hobby farm, a place to spread out, or a peaceful retreat with quick access to town, this one has it all.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 20996539

YEAR BUILT: 2008

COUNTY: Van Zandt

TRACT OR SUBDIVIION: Canaan Lands

LIST DATE: 07/10/2025

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800.451.8055

AREA:

SQUARE FEET: 2,348

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 1

ACRES: 16.25

LOT SIZE (SQFT): 707,850

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank
- Tile

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse
- Modern
- Ranch
- Detached

PARKING:

- AdditionalParking
- Covered
- Carport
- DetachedCarport
- GarageFacesFront
- Garage
- GarageDoorOpener

LOT DESCRIPTION:

- Acreage
- Agricultural
- CornerLot
- Pasture
- PondOnLot

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Dock
- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Full
- Gate

UTILITIES

HEATING/COOLING:

- Electric
- EnergyStarQualifiedEquipment
- WoodStove

UTILITIES:

- ElectricityAvailable
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- Chandelier
 - DecorativeDesignerLightingFixtures
 - HighSpeedInternet
 - Pantry
 - CableTv
 - WalkInClosets
-

LISTED BY: Jared Brannon 

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BROKERED BY: Century 21 NexGen Realty