

# CENTURY 21<sup>®</sup>

Judge Fite Company



5979 FM 1830

ARGYLE, TX 76226



\$679,900



3,270 sqft



3 beds



2 baths

## DESCRIPTION

Seller offering concessions!!!! This beautiful gated 2.2-acre property is one of a kind. Formerly served as a bird and monarch butterfly sanctuary the opportunities are amazing. The original property has been subdivided into 3 separate lots. Argyle schools and no city Taxes, formerly part of Denton County Sheriff's Posse property, long private drive, heavily wooded, access to private pond. The 3 bed 2 bath home is perfectly set up in the back of the property with room to spare for other ideas and options. Bring your buyers. Square footage of home is based on tax not guaranteed. There are two lots in the same area that are for sale. Lot 3 is also available for purchase. Seller motivated to sell both together. See transaction desk for example of plat.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 20997652

**YEAR BUILT:** 1986

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** 4B Ranch

**LIST DATE:** 08/07/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,270

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 2.13

**LOT SIZE (SQFT):** 92,782

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile

### APPLIANCES:

- ElectricCooktop

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Garage
- GarageDoorOpener
- GarageFacesSide

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric


### UTILITIES:

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- PanelingWainscoting
- 

**LISTED BY:** Hudson Floyd 

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**BROKERED BY:** Fathom Realty