

CENTURY 21

Judge Fite Company



2340 WRIGHT ROAD

SHERMAN, TX 75092



\$1,099,000



2,113 sqft



4 beds



2 baths

DESCRIPTION

Welcome to 2340 Wright Rd. in Sherman, TX — a rare opportunity to own 15.053 acres of ag-exempt, wildlife-rich land paired with a beautifully maintained 4-bedroom, 2-bath brick home offering 2,113 sqft of comfortable living space. Tucked away in a peaceful country setting less than a mile from the Hagerman National Wildlife Refuge, this property is a true hunter's paradise, frequented by wild deer and turkey, and known for producing monster bucks. Inside, the home features a spacious open layout with abundant natural light, a large living area, and a well-appointed kitchen perfect for gathering and entertaining. The split-bedroom design offers privacy, with a generous primary suite and three additional bedrooms for family or guests. Step outside and you'll find everything you need to live the Texas country lifestyle. A heated and cooled, spray foam insulated shop with roll-up doors provides the ultimate workspace or storage for toys and tools. The insulated well house is conveniently located within the shop for added protection and ease of access. A pond adds to the charm and functionality of the land, while open pastures and trees offer a perfect mix of beauty and usability. Whether you're dreaming of a peaceful homestead, a recreational getaway, or a hunting retreat, this property checks all the boxes. Don't miss your chance to own a slice of country heaven at 2340 Wright Rd.—schedule your showing today!

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21006770
YEAR BUILT: 2016
COUNTY: Grayson
TRACT OR SUBDIVIION: SLEE JOSEPH
LIST DATE: 07/23/2025

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800.451.8055

AREA:
SQUARE FEET: 2,113
TOTAL BEDS: 4
FULL BATHS: 2
HALF BATHS: 0
ACRES: 15.05
LOT SIZE (SQFT): 655,708

INTERIOR FEATURES

FIREPLACE:

- GasLog
- GasStarter

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- Covered
- DoorMulti
- Garage
- GolfCartGarage
- Lighted
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- ManyTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- CrossFenced

UTILITIES

HEATING/COOLING:

- Central
- HeatPump

UTILITIES:

- NaturalGasAvailable
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - DecorativeDesignerLightingFixtures
 - EatInKitchen
 - GraniteCounters
 - KitchenIsland
 - OpenFloorplan
 - VaultedCeilings
 - WalkInClosets
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LISTED BY: Taylor Vannoy 

PHONE: 214.934.5868

BROKERED BY: eXp Realty LLC