

CENTURY 21[®]

Judge Fite Company



1578 COUNTY ROAD 1240

SAVOY, TX 75479



\$769,000



2,508 sqft



3 beds



2 baths

DESCRIPTION

Peaceful country living awaits on this 23-acre filled with lots of trees, creek, and a pond. This 3-bedroom, 2-bath home offers an inviting living area with soaring cathedral ceilings. The kitchen is a cook's dream—complete with a double oven, ample cabinet space, a center island with granite countertops, equipped with an electric cooktop and vent-a-hood, —perfect for entertaining or family meals. The spacious primary bedroom includes a private bath and a 6x12 walk-in closet. A 30x40 workshop with electricity provides ideal space for hobbies, storage, or projects. Room to roam, relax, and enjoy nature! ** Some furniture, appliances Negotiable**

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21017034

YEAR BUILT: 1984

COUNTY: Fannin

TRACT OR SUBDIVIION: Toby

LIST DATE: 08/08/2025

AREA:

SQUARE FEET: 2,508

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 23.21

LOT SIZE (SQFT): 1,010,853

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- CeramicTile
- Laminate

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricWaterHeater
- Disposal
- IceMaker
- Microwave
- VentedExhaustFan
- Washer

WINDOWS:

- Skylights
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Farmhouse

PARKING:

- DetachedCarport
- Driveway
- Gravel
- NoGarage

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- Lawn
- Pasture
- PondOnLot
- ManyTrees

ROOF TYPE:

- Metal

SIDING:

- FiberCement

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Central
- HeatPump

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- CathedralCeilings
- HighSpeedInternet
- KitchenIsland

SECURITY FEATURES:

- SecuritySystemOwned
 - SecuritySystem
 - CarbonMonoxideDetectors
 - SmokeDetectors
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LISTED BY: GLENDA GILLIAM 

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BROKERED BY: C-21 DEAN GILBERT, REALTORS