

# CENTURY 21<sup>®</sup>

Judge Fite Company



1106 PRIVATE ROAD 425  
WHITEWRIGHT, TX 75491



\$795,000



2,243 sqft



4 beds



5 baths

## DESCRIPTION

Welcome to your dream country retreat! Situated on over 15 acres, this beautifully maintained property offers the perfect blend of rural charm, modern amenities, and self-sufficiency all just approximately 20 minutes from Sherman and 35 minutes from McKinney. The home features wraparound porches, a wood-burning stove insert in the fireplace, spray foam insulation for energy efficiency, and a whole-house generator. The oversized garage includes an 8x18 door, providing space for trucks and storage. Inside, you'll find stunning knotty alder custom cabinets, adding warmth and character. The expansive kitchen is designed for both function and gathering, featuring an extra-large island and a huge walk-in pantry—perfect for entertaining or stocking up for country living. A spacious laundry and mud room offers room for organization and storage. Enjoy outdoor living with a gorgeous 2-year-old pool, a hot tub and slide, with fencing. A covered patio provides space for relaxing or hosting, and an outdoor bathroom with a sink and shower for rinsing off after a swim or a working outside. A 30x50 shop adds versatility, featuring paid-for solar panels, an 8kW Outback inverter, and backup batteries to help keep electric bills low and power running during outages. Inside the shop, you'll find guest quarters with a kitchen and full bathroom, with the option to expand the space if desired. The land is fenced and cross-fenced with 2 pastures for separating livestock. A lean-to provides shelter for animals, and the property includes a chicken coop, peach, pear, plum, and persimmon trees, along with mature pecan trees. An agricultural exemption is in place, helping to keep property taxes low. Additional features include a water filtration system for the main home, security cameras, a storm shelter for added safety, and an automatic gated entrance. If you've been dreaming of peaceful country living with every amenity already in place, this property checks all the boxes. Welcome home!

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

**MLS STATUS:** Active

**MLS:** 21024146

**YEAR BUILT:** 2017

**COUNTY:** Fannin

**TRACT OR SUBDIVIION:** None

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,243

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 15.36

**LOT SIZE (SQFT):** 669,081

## INTERIOR FEATURES

### KITCHEN:

- AirPurifier
- Generator
- SatelliteDish

### FIREPLACE:

- BlowerFan
- LivingRoom
- WoodBurning
- Insert

### APPLIANCES:

- ConvectionOven
- ElectricRange
- ElectricWaterHeater
- IceMaker
- TanklessWaterHeater
- WaterPurifier

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES


<b>STYLE:</b> <ul style="list-style-type: none"><li>● Barndominium</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Covered</li><li>● DoorMulti</li><li>● Driveway</li><li>● ElectricGate</li><li>● Enclosed</li><li>● GarageFacesFront</li><li>● Gated</li><li>● Oversized</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● BackYard</li><li>● Cleared</li><li>● Lawn</li><li>● Landscaped</li><li>● Pasture</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Garden</li><li>● Lighting</li><li>● OutdoorShower</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● SteelSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gunit</li><li>● Heated</li><li>● InGround</li><li>● OutdoorPool</li><li>● Other</li><li>● Pool</li><li>● PoolSpaCombo</li><li>● Waterfall</li><li>● WaterFeature</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● Fenced</li><li>● FrontYard</li><li>● Pipe</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li><li>● Fireplaces</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Propane</li><li>● OverheadUtilities</li><li>● PhoneAvailable</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li></ul>
---	---

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li></ul>
---	--

**LISTED BY:**  Rebekah Elliott  
**PHONE:** 214 293 4620

**BROKERED BY:** eXp Realty LLC

- VaultedCeilings
- NaturalWoodwork
- WalkInClosets