

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1404 MCCONNELL ROAD

GUNTER, TX 75058



\$1,100,000



6,720 sqft



2 beds



4 baths

## DESCRIPTION

Rare opportunity to own a unique barndominium style property on 2 acres in Gunter ISD, offering full living quarters plus oversized garage and shop space. Built in 2021, this versatile property features 2 bedrooms, 1 full bath, and 3 half baths, an open living and kitchen area, laundry, and quality finishes including shaker cabinets and wood laminate flooring. The design provides flexible use for both living and work. Downstairs includes a finished 2 car garage, mechanical room, and a break room with wet bar and half bath, along with a large workshop and storage area with an additional half bath. Upstairs offers the main living quarters with 2 bedrooms and 1.5 baths, plus an expansive open storage space of more than 3,000 sq ft, all fully climate controlled. In total, the property offers over 6,800 sq ft under roof, a rare find among barndominium style builds. Comfort and efficiency were prioritized, with spray foam exterior insulation and fiberglass interior insulation ensuring energy savings and sound reduction. The entire building is conditioned, setting it apart from most shop and house combinations in the area. Beyond the main building, the property offers a 24 x 50 RV garage with 50 amp breaker, floor drain tied to septic, and future sewer stub for conversion potential, plus a portable storage building. Outdoor features include a covered patio and fenced yard. This one of a kind property is ideal for live work use, hobbies, or distinctive residential living with no city taxes, no HOA, and placement in highly regarded Gunter ISD.

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

**MLS STATUS:** Active

**MLS:** 21046805

**YEAR BUILT:** 2021

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Frank Wood Road Add

**LIST DATE:** 09/02/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 6,720

**TOTAL BEDS:** 2

**FULL BATHS:** 1

**HALF BATHS:** 3

**ACRES:** 2

**LOT SIZE (SQFT):** 87,120

## INTERIOR FEATURES

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- ElectricOven
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Barndominium
- Detached

### PARKING:

- AdditionalParking
- CircularDriveway
- RvGarage
- GarageFacesSide
- Boat
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- CornerLot
- Lawn

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- RvHookup

### SIDING:

- MetalSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Metal

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
  - OverheadUtilities
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
  - GraniteCounters
  - HighSpeedInternet
  - MultipleStaircases
  - OpenFloorplan
  - VaultedCeilings
- 

**LISTED BY:** James Spece 

**BROKERED BY:** James Spece - Realtor Inc.