

CENTURY 21[®]

Judge Fite Company



Flood zone information on Homes.com and Redfin are misleading. Please see attached FEMA letter and/or contact listing agent for clarification.

626 SCOGGINS ROAD

TIOGA, TX 76271



\$2,449,000



4,482 sqft



4 beds



5 baths

DESCRIPTION

Stunning 43.458 Acre Estate Near the Dallas North Tollway Extension! Property listed significantly below appraised value. Contact listing agent for details. Welcome to this exceptional family estate just west of Gunter, Texas, offering a remarkable blend of luxury and convenience. This 43.458-acre property is perfectly positioned near the new Dallas North Tollway extension, ensuring quick access to the city while maintaining peaceful, rural charm. This estate features a meticulously crafted, energy-efficient ICF-block custom home spanning 4,482 square feet. With four spacious bedrooms and five luxurious bathrooms, the home offers an open-concept layout perfect for family living and entertaining. The gourmet kitchen is a chef's dream, featuring a large island, granite countertops, a stone backsplash, a double oven, custom cabinetry, and a butler's pantry. The home also boasts solid-core doors, custom trim, and a grand entry. You'll find formal dining and living areas, a private office, and an in-law suite for added comfort. The master suite is a true retreat, featuring an 11-foot double pop-up ceiling, two large walk-in closets, a large jetted tub, his-and-her sinks, and a spacious walk-through shower. Every detail has been thoughtfully designed with upgrades throughout. Situated outside city limits with no HOA, this property falls within Gunter's ETJ, giving you freedom and flexibility. Enjoy the peaceful outdoors with a stocked pond, sandy-loam soil, and open pastures perfect for grazing. The land is teeming with wildlife including deer, dove, geese, and ducks. Plus, enjoy the benefit of low property taxes with a wild life exemption making this an excellent investment opportunity in a rapidly growing area. Seller would consider subdividing and any minerals seller owns will convey. Call us today to schedule a private tour! Home is not in flood plain.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21069757
YEAR BUILT: 2003
COUNTY: Grayson
TRACT OR SUBDIVIION: M S Herrera Surv Abs #545
LIST DATE: 09/26/2025

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800.451.8055

AREA:
SQUARE FEET: 4,482
TOTAL BEDS: 4
FULL BATHS: 5
HALF BATHS: 0
ACRES: 43.46
LOT SIZE (SQFT): 1,893,030

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● ContemporaryModern● Detached	PARKING: <ul style="list-style-type: none">● CircularDriveway● Driveway● Garage● GarageDoorOpener● Oversized● GarageFacesSide● WorkshopInGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● BackYard● HardwoodTrees● Lawn● Landscaped● Other● Pasture● PondOnLot● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● RainGutters	SIDING: <ul style="list-style-type: none">● Block● Concrete● Stucco
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● Partial

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Propane	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● Propane● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● WetBar● DecorativeDesignerLightingFixtures● GraniteCounters● HighSpeedInternet● KitchenIsland● PanelingWainscoting● CableTv● VaultedCeilings● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Jeremy Lock 

PHONE: 972.382.8882

BROKERED BY: Keller Williams Prosper Celina