

CENTURY 21[®]

Judge Fite Company



9700 NIX ROAD

TOLAR, TX 76476



\$1,999,000



4,600 sqft



4 beds



6 baths

DESCRIPTION

Experience the ultimate Texas lifestyle at 9700 Nix Road. A rare ag exempt, 40+ acre estate in Tolar offering two homes, privacy, luxury, and breathtaking Country views. Every detail of this property reflects sophistication, versatility, and Texas sized living. At the center of the acreage sits a custom-built 4,600+ sq. ft. residence that perfectly balances elegance and everyday comfort. Inside, you'll find 4 spacious bedrooms, each with its own private bath. The open-concept design highlights a gourmet kitchen with premium appliances, separate ice maker, expansive island, butlers pantry and seamless flow to the living area with 2 fireplaces to complete the ambiance. A dedicated pet room complete with a water bowl filler. The primary suite has a private laundry room, hidden safe room and access to the outdoor oasis. The spa like primary bath was designed with the couple in mind. Featuring dual vanities, dual toilet rooms, separate walk in closets, massive shower with multiple shower heads and large soaking tub. Step outside to your own resort-style oasis with a stunning pool, spa, double grotto, slide, outdoor kitchen, full outdoor bath and expansive covered patio ideal for entertaining. Whether you're hosting friends or enjoying quiet sunsets, this property captures the beauty and peace of rural Texas living. The attached 2300sqft heated and cooled drive through shop can easily fit 8 cars with space for equipment and toys. The 1118sqft separate guesthouse (not included in sqft) has 2 bedrooms and 2 full bath perfect for multi-generational living, guest quarters or potential rental. With fenced pastures, cross fenced animal pens, mature trees, and ample space for livestock or additional structures, this estate offers unmatched flexibility for ranching and recreation. Located in the highly sought-after Tolar ISD with easy access to Granbury, Stephenville, and the DFW Metroplex.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21084183

YEAR BUILT: 2024

COUNTY: Hood

TRACT OR SUBDIVIION: BOATWRIGHT

LIST DATE: 11/11/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 4,600

TOTAL BEDS: 4

FULL BATHS: 5

HALF BATHS: 1

ACRES: 41.1

LOT SIZE (SQFT): 1,790,316

INTERIOR FEATURES

FIREPLACE:

- DoubleSided
- Electric
- FamilyRoom
- Kitchen
- LivingRoom
- Outside

FLOOR COVERINGS:

- Other

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dryer
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasRange
- IceMaker
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- ContemporaryModern
- Barndominium
- Detached

PARKING:

- DoorMulti
- DriveThrough
- Driveway
- ElectricGate
- GarageFacesFront
- Garage
- GarageDoorOpener
- HeatedGarage
- InsideEntrance
- KitchenLevel
- Lighted
- Oversized
- RvAccessParking
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- InteriorLot
- Lawn
- Level
- ManyTrees

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Awnings
- BuiltInBarbecue
- Barbecue
- DogRun
- ElectricGrill
- FirePit
- GasGrill
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- OutdoorShower
- Other
- RainGutters
- Storage

SIDING:

- Other

POOL TYPE:

- Cabana
- Gunit
- Heated
- InGround
- OutdoorPool
- Other
- Pool
- PoolSpaCombo
- Waterfall
- WaterFeature

FOUNDATION:

- Slab

FENCING:

- CrossFenced
- Full
- Gate
- Metal
- Other
- Pipe

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarQualifiedEquipment
- Fireplaces
- HeatPump
- Zoned

UTILITIES:

- ElectricityAvailable
 - Propane
 - Other
 - SepticAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - CathedralCeilings
 - DecorativeDesignerLightingFixtures
 - DoubleVanity
 - EatInKitchen
 - HighSpeedInternet
 - InLawFloorplan
 - KitchenIsland
 - Loft
 - MultipleMasterSuites
 - OpenFloorplan
 - Other
 - Pantry
 - SmartHome
 - CableTv
 - VaultedCeilings
 - WalkInClosets
 - WiredForSound
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LISTED BY: Crystal Blake 

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BROKERED BY: Keller Williams Brazos West