

# CENTURY 21

Judge Fite Company



## 3050 WOLF FRONT ROAD

VAN ALSTYNE, TX 75495



\$799,000



2,086 sqft



3 beds



3 baths

## DESCRIPTION

Ranch house, barndominium and working shop (including water and electric) with 5 acres or more. Whether you're needing to get away, get off the grid or get your homestead going, this property checks all the boxes. The ranch house features cement board siding, foamed insulation throughout with wood, LVP, ceramic tile flooring and a tankless water heater. The ranch house was freshly remodeled in 2023 including a Trane HVAC unit. Barndo is roughly 1900 square ft hosting a kitchen, two bedrooms, two full bathrooms, office or art room as well as a recreational room upstairs. Barndo has CAT 6 cable, tankless water heater and new Trane HVAC unit installed in 2021. The 1500 square ft workshop features 3 roll up doors with 2 automatic door openers and an RV hookup. Bring your animals and dreams out to this peaceful ranch. Rare find in Van Alstyne School District. Please see photos for proposed acreage to convey. This acreage is to be surveyed out upon acceptable contract so exact acreage may vary. There is an additional 18 acres plus or minus available to purchase. Sellers open to different configurations.

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

**MLS STATUS:** Pending

**MLS:** 21087784

**YEAR BUILT:** 2011

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** G-0207

**LIST DATE:** 10/16/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,086

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 5

**LOT SIZE (SQFT):** 217,800

## INTERIOR FEATURES

**FIREPLACE:**

- Gas

**APPLIANCES:**

- BuiltInGasRange

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Traditional
- Detached

**PARKING:**

- Carport

**LOT DESCRIPTION:**

- Acreage

**ROOF TYPE:**

- Metal

**POOL TYPE:**

- None

**FOUNDATION:**

- PillarPostPier

**FENCING:**

- PartialCross

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- SepticAvailable
- WaterAvailable

**LISTED BY:** Billy Medlock 

**PHONE:** 972.369.6297

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Crew Real Estate LLC

**AMENITIES:**

- Other

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