

CENTURY 21[®]

Judge Fite Company



454 VZ COUNTY ROAD 2206

CANTON, TX 75103



\$795,000



2,640 sqft



5 beds



4 baths

DESCRIPTION

Private Modern Farmhouse on 17.86 Acres in Canton ISD! Enjoy peaceful country living just minutes from Canton schools and downtown. This 2,640 sq. ft. modern farmhouse offers an ideal blend of style, space, and seclusion on 17.86 wooded acres with an in ground pool and scenic views. The open concept layout features vaulted ceilings, exposed beams, 9ft ceilings throughout, and large windows overlooking the private backyard and acreage. The kitchen impresses with granite countertops, double ovens, electric cooktop, farmhouse sink, butcher block island with seating for six, sleek white cabinetry, and a walk in pantry. The spacious laundry room provides extra storage and space for an additional refrigerator or freezer. The primary suite includes a spa like bath with freestanding tub, walk in shower, and serene views. A guest suite offers an ensuite bath and walk in closet, plus two additional bedrooms with a shared hall bath. A separate 1 bedroom, 1 bath guest apartment with full kitchen, side porch entrance, and pool access is perfect for guests, in laws, or a home office. Property highlights: 24x35x12 metal building with in ground basketball hoop, Two deep water wells (main + future irrigation), 40ft shipping container with roll up door for storage and Ag exempt acreage. Additional 29.6 acres with pond available, expanding the total to 47.46 acres. Just 1.6 miles from Canton High, 1.5 miles from the junior high, and 2.1 miles from downtown. Country living with town convenience!!

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21108334
YEAR BUILT: 2014
COUNTY: Van Zandt
TRACT OR SUBDIVIION: James Douthit Surv Abs #198
LIST DATE: 11/11/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 2,640
TOTAL BEDS: 5
FULL BATHS: 4
HALF BATHS: 0
ACRES: 17.86
LOT SIZE (SQFT): 777,981

INTERIOR FEATURES

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Open

LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Landscaped

ROOF TYPE:

- Composition

YARD/GROUNDS:

- PrivateEntrance
- RainGutters
- Storage

SIDING:

- FiberCement

POOL TYPE:

- Gunit
- InGround
- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric


UTILITIES:

- SepticAvailable
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - GraniteCounters
 - KitchenIsland
 - MultipleMasterSuites
 - OpenFloorplan
 - Pantry
 - VaultedCeilings
 - WalkInClosets
-

LISTED BY: Angela Day 

PHONE: 903.567.3100

BROKERED BY: RE/MAX Landmark Rose