



6652 E FM 1396
TELEPHONE, TX 75488



\$1,100,000



3,412 sqft



4 beds



4 baths

DESCRIPTION

Looking for country living with all the space? Then take a look at this 4 bedroom, 3.5 bath, 3 car garage home nestled on 46 +-acres with a 40x60 workshop. Property is within minutes to two boat ramps to the Bois D' Arc Lake, has road frontage on 3 sides, is close to horse back riding trails and to government hunting land. The home has a covered front porch, a gas log fireplace, 2 living areas, 2 dining areas, a jack & Jill bath, a large primary bedroom, crown molding, tall ceilings, and a back patio with views of mature oak trees and a creek. Upstairs is the 4th ensuite bedroom and offers great space for guest or could be used as a home office. The 40X60 drive through-able, metal workshop has a concrete floor, electricity, 2 roll up doors, and has ample space for tractors, boats, hot rods or a large workshop.. The pasture is mostly open land that would be great for hay production, a garden area or for outdoor farm animals. To top it all off there is thick native timber around the creek area where deer have been spotted. Seller is willing to divide property.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21116915

YEAR BUILT: 2000

COUNTY: Fannin

TRACT OR SUBDIVIION: J KNAPP

LIST DATE: 11/25/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,412

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 46.1

LOT SIZE (SQFT): 2,008,116

INTERIOR FEATURES

FIREPLACE:

- GasLog
- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse

PARKING:

- Boat
- Concrete

ROOF TYPE:

- Composition

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - DecorativeDesignerLightingFixtures
 - GraniteCounters
 - HighSpeedInternet
 - WalkInClosets
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LISTED BY: ANGEL TITSWORTH 

PHONE: 903.583.4900

BROKERED BY: Weichert Realtors-Solid Ground