

CENTURY 21[®]

Judge Fite Company



9310 MERRITT ROAD

ROWLETT, TX 75089



\$1,050,000



3,504 sqft



3 beds



4 baths

DESCRIPTION

Set on 2.83 private acres in Rowlett, this one-of-a-kind property is the rare blend of space, flexibility, and city convenience—perfect for buyers who want room to grow, spread out, and not worry with HOAs. The layout supports multi-generational living, plus outdoor infrastructure ideal for a workshop setup, equipment storage, hobby space, or future personalization (buyer to verify city requirements etc). Outdoor amenities deliver true “staycation” living: a fenced gunite in-ground pool with water feature, mature trees, sprinkler system, cross-fencing, and a pond toward the back—ideal for recreation, gardening, or simply enjoying the peace and privacy of acreage. The property also includes a substantial barn-stable building with functional work areas and water access, making it equally useful as flex space for projects, storage, or hobby needs (horses and certain livestock permitted if desired). The home is full of one-of-a-kind character, blending timeless details with a warm, country-comfort feel you just don’t get in cookie-cutter builds. 3 bedrooms, 4 baths (3 full + 1 half) with an exceptionally livable flow: two living areas and two dining areas, study with builtins, oversized rooms, and great storage throughout. Updates and character shine through with hardwood flooring, granite counters, built-ins, wainscoting, and abundant natural light. The primary ensuite is show-stopping updated top to bottom with a soaking claw-foot tub and a two-sided fireplace shared between the bedroom and the bath and high-end finishes throughout, truly remodeled to the nines. The floorplan lends itself beautifully to extended-family living with a second primary suite option and an in-law-style arrangement, plus a spacious wet bar area for entertaining. Two fireplaces add warmth and personality. A rare Dallas County acreage opportunity with the freedom to make it your own. The location is ideal with easy access to PGBT 190 to get you where you need to go with ease.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21127329

YEAR BUILT: 1963

COUNTY: Dallas

TRACT OR SUBDIVIION: RICHARD COPELAND

LIST DATE: 12/11/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,504

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 1

ACRES: 2.83

LOT SIZE (SQFT): 123,274

INTERIOR FEATURES

KITCHEN:

- IrrigationEquipment
- LivestockEquipment

FIREPLACE:

- Bath
- Den
- DoubleSided
- GlassDoors
- LivingRoom
- PrimaryBedroom
- Propane
- SeeThrough
- WoodBurning

FLOOR COVERINGS:

- Combination
- CeramicTile
- Hardwood
- Linoleum
- Slate

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- BayWindows

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Colonial● Ranch● Traditional● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Concrete● NoGarage● OffStreet● Paved	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Lawn● Landscaped● Pasture● PondOnLot● ManyTrees● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Garden● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● Fenced● Gunitite● InGround● OutdoorPool● Pool● PoolSweep● WaterFeature	FOUNDATION: <ul style="list-style-type: none">● Combination● ConcretePerimeter● PillarPostPier● Slab	FENCING: <ul style="list-style-type: none">● BackYard● CrossFenced● Fenced● FrontYard● Other

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● HeatPump	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● SepticAvailable● WaterAvailable● CableAvailable
--	--

ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● WetBar● BuiltInFeatures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet● InLawFloorplan● MultipleMasterSuites● PanelingWainscoting● CableTv● VaultedCeilings● NaturalWoodwork● WalkInClosets● WiredOrSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
---	--

LISTED BY:  Diane Lipp's

PHONE: 469.879.1301

COMMUNITY:

BROKERED BY: DA Rock of Homes

- Curbs