

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 10290 COUNTY ROAD 2446

ROYSE CITY, TX 75189



\$849,999



4,040 sqft



4 beds



4 baths

## DESCRIPTION

NEW PRICE! Gated 7.74 Acre Retreat with Climate Controlled Indoor Swim Spa Recently repositioned to reflect market demand and now one of the best values for acreage living. Tucked behind a private gated entrance and surrounded by mature trees, this 7.74 acre property offers space, privacy, and flexibility just minutes from I 30, downtown Royse City, shopping, dining, and Lake Ray Hubbard. The home features a functional layout for living and entertaining. The remodeled kitchen with gas cooktop opens to light filled living areas. Upstairs, a private suite with full bath and kitchenette is ideal for guests or multigenerational living. A standout feature is the climate controlled indoor swim spa with an 8x15 swim spa and solar screened windows overlooking the acreage, connected to the home and back deck for year round use. The backyard offers a peaceful, tree lined setting with wildlife and scenic views. The fully fenced property includes a covered livestock shelter, oversized garage, and large detached shop for storage or workspace. Additional features include an interior access storm shelter and abundant storage!

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

**MLS STATUS:** Active

**MLS:** 21137154

**YEAR BUILT:** 2001

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** Presti Estates

**LIST DATE:** 01/08/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,040

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 7.74

**LOT SIZE (SQFT):** 337,372

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- Gas
- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Other
- Tile

### APPLIANCES:

- BuiltInGasRange
- ConvectionOven
- Dishwasher
- Microwave
- TrashCompactor
- WaterPurifier

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)


## EXTERIOR FEATURES

|   |   |  |
|---|---|--|
| <b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>  | <b>PARKING:</b> <ul style="list-style-type: none"><li>● Covered</li><li>● DetachedCarport</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● Gravel</li><li>● Gated</li><li>● SeeRemarks</li><li>● Storage</li><li>● WorkshopInGarage</li></ul> | <b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● HardwoodTrees</li><li>● Other</li><li>● ManyTrees</li><li>● FewTrees</li></ul>                                   |
| <b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>   | <b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● PrivateEntrance</li><li>● RainGutters</li><li>● RvHookup</li><li>● Storage</li></ul>  | <b>SIDING:</b> <ul style="list-style-type: none"><li>● Other</li><li>● WoodSiding</li></ul>  |
| <b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Heated</li><li>● Indoor</li><li>● Lap</li><li>● PoolCover</li><li>● Pool</li><li>● Private</li><li>● PoolSpaCombo</li></ul> | <b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Combination</li><li>● PillarPostPier</li><li>● Slab</li></ul>  | <b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● BackYard</li><li>● Fenced</li><li>● Full</li><li>● Gate</li><li>● Wood</li><li>● WroughtIron</li><li>● Wire</li></ul> |

## UTILITIES

|  |  |
|--|--|
| <b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li></ul> | <b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● Other</li><li>● SepticAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul> |
|--|--|

## ADDITIONAL PROPERTY DETAILS

|   |   |
|---|---|
| <b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li></ul> | <b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SecurityGate</li><li>● Other</li><li>● SmokeDetectors</li></ul> |
| <b>LISTED BY:</b> Kristen Busby    |   |
| <b>PHONE:</b> 972.771.6970  |   |
| <b>COMMUNITY:</b>   |   |
| <b>BROKERED BY:</b> Kristen Busby, REALTORS   |   |