

CENTURY 21[®]

Judge Fite Company



365 COBB ROAD

LEONARD, TX 75452



\$639,900



3,412 sqft



4 beds



4 baths

DESCRIPTION

Ask us about our Trade-In Trade-Up Program, we can buy your home when you buy ours! The Magnolia is a one-of-a-kind floor plan with everything you need and more. With 4 spacious bedrooms, 3 full bathrooms and a powder bath, a 2- to 3-car garage and a whopping 3,233 square feet—this floor plan is one you wouldn't want to pass up. Enter through the door at the charming front porch to find a gorgeous foyer with the most grand staircase you've ever seen. Past the stairs, you're welcomed by the main living area—made up of the beautiful family room, inclusive dining room and chef-inspired kitchen full of appliances with a huge walk-in pantry, and a massive island for extra seating and counter space. The covered back patio is connected to the family and dining areas, and its size nearly takes up the length of the whole house—perfect for adding an outdoor kitchen and living area. The exceptional owner's suite is found to the right of the family room, accompanied by an enormous bedroom with enough space for a king-sized bed and so much more. The owner's bathroom contains two separate sinks and vanities with a spa-style tub in between, across from the luxurious walk-in shower. Past the bathroom, you have convenient access to the laundry room and two oversized walk-in closets—maximizing space for storage and wardrobes. On the left side of the front of the home lies a bedroom, two bathrooms, and a flex room with the ultimate amount of natural lighting—perfect for a study room with french doors. Upstairs, you'll find two additional bedrooms and a bathroom, as well as a convenient loft area that opens up to the first floor of the home. This layout effortlessly combines private living areas with togetherness in the home, and there is no other floor plan out there that embodies an ideal dream home like the Magnolia does.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21141950

YEAR BUILT: 2026

COUNTY: Collin

TRACT OR SUBDIVIION: Fannin Ranch Estates

LIST DATE: 12/31/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,412

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 1.01

LOT SIZE (SQFT): 43,821

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- GasStarter
- Masonry
- Stone
- WoodBurning

FLOOR COVERINGS:

- CeramicTile

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- PlumbedForGas

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● DoorMulti● Driveway● Garage● GarageDoorOpener● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Greenbelt● InteriorLot● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● None

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces● HeatPump	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● SecuritySystem● CarbonMonoxideDetectors● SmokeDetectors
COMMUNITY: <ul style="list-style-type: none">● CommunityMailbox● Curbs	

LISTED BY: Clinton Shipley 

PHONE: 817.731.7595

BROKERED BY: NText Realty, LP