



7766 N STATE HIGHWAY 78
RAVENNA, TX 75476



\$665,000



2,044 sqft



3 beds



2 baths

DESCRIPTION

Welcome to your own private country retreat-where comfort, space, and endless possibilities meet. This fully remodeled 3-bedroom, 2-bath home sites on 10+ acres of peaceful countryside, offering the perfect blend of modern upgrades and outdoor living. Step inside to discover a beautifully updated interior featuring brand-new cabinets, granite counter tops, and an eat-in island, plus a dedicated dining area ideal for family meals and gatherings. The living room showcases a custom built-in wall aquarium, a stunning focal point with convenient access through the second primary bedroom closet. Outside, the property truly shines. Enjoy summer afternoons by the pool and palapa, complete with a large wooden porch designed for relaxing, entertaining, and making memories. A newly excavated pond awaits rain and stocking-perfect for future backyard fishing. Wildlife lovers will appreciate the private deer blind tucked away near the back of the property and accessible by custom cut trails which will fit your side-by-side, four wheelers, and other off road toys. For hobbyists, business owners, or outdoor enthusiasts, this property is a dream. The spacious shop features brand-new electrical wiring, multiple lofts for storage, and ample workbench space. There's also RV parking with septic and a 50-amp power pole, plus an additional building with electricity heat and air- ideal for a home office, gym, studio, or extra storage. Animal lovers will feel right at home with a chicken coop and extended run, along with a goat, pig, horse pen ready for your larger furry friends. A Large concrete, covered, back porch offers the perfect spot to entertain or sip coffee while watching the sunrise. The circle drive in the front yard provides generous parking for guests, trailers, or toys. Come see this place for yourself before it's gone!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21148197

YEAR BUILT: 1987

COUNTY: Fannin

TRACT OR SUBDIVIION: A1046 A SHELLY

LIST DATE: 01/13/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,044

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 10.35

LOT SIZE (SQFT): 450,933

INTERIOR FEATURES

KITCHEN:

- FuelTanks
- Negotiable

FIREPLACE:

- BlowerFan
- LivingRoom
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Laminate
- Tile

APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave
- WaterSoftener

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Carport● DriveThrough● DetachedCarport● DirectAccess● DoorSingle● Driveway● Garage● Gravel● ParkingPad● Storage● WorkshopInGarage● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● BackYard● Lawn● Landscaped● PondOnLot● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Awnings● Garden● Playground● RvHookup● Storage● FirePit	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● AboveGround● Cabana● InGround● PoolCover● Pool● PoolSweep	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● BackYard● Partial

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● SewerAvailable● SepticAvailable● SeparateMeters● SeeRemarks● UndergroundUtilities● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

LISTED BY: Heather Cuka 

PHONE: 940.648.0382

BROKERED BY: Major League Realty, Inc.

- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- KitchenFiberglass
- Other
- Pantry
- NaturalWoodwork
- WalkInClosets