

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8677 FM 1553

LEONARD, TX 75452



\$550,000



3,075 sqft



4 beds



3 baths

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## DESCRIPTION

Move-In Ready Estate + No HOA + Build-Ready 2nd Acre! Experience the ultimate in rural freedom with this stunning, single-story sanctuary nestled on two private acres. This isn't just a home; it's a long-term investment. The property features a fully separate, build-ready one-acre parcel with water and electric already on-site—perfect for a guest house, workshop, or future sale. Inside, discover an expansive, open-concept floor plan adorned with luxury wood-look vinyl flooring. The heart of the home is a stylish chef's kitchen featuring dual-tone cabinetry, premium granite counters, and a high-end 5-burner cooktop. Retreat to the massive Primary Suite or host guests in the oversized fourth bedroom, designed as a second master with an en-suite bath. Outdoor enthusiasts will love the 864 sq. ft. garage workshop, offering ample space for a three-car conversion. Enjoy zero HOA restrictions and the savings of low county property taxes. This is move-in ready country living with endless possibilities.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21149873  
**YEAR BUILT:** 2019  
**COUNTY:** Fannin  
**TRACT OR SUBDIVIION:** Martin Moore Surv Abs #779  
**LIST DATE:** 01/13/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,075  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 2  
**LOT SIZE (SQFT):** 87,120

## INTERIOR FEATURES

### FIREPLACE:

- GasLog

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- GasCooktop

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- GarageFacesFront

### LOT DESCRIPTION:

- CornerLot

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Propane

### UTILITIES:

- Propane
- SepticAvailable
- WaterAvailable
- CableAvailable

**LISTED BY:** Leonard McManaman 

**PHONE:** 972.882.0008

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Keller Williams Frisco Stars

### AMENITIES:

- CableTv

century21judgefite.com

each office is independently owned and operated