

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9579 COUNTY ROAD 2469

ROYSE CITY, TX 75189



\$1,295,000



5,057 sqft



5 beds



3 baths

## DESCRIPTION

Beyond the gated entry, a sense of privacy and tranquility envelops this refined estate. Spanning over 5,000 square feet of thoughtfully designed living space, it boasts a resort-style pool and the rare freedom of Texas acreage. The grand foyer, with its soaring 30+ foot ceilings, immediately creates a sense of scale and light. Strategically located between Lake Ray Hubbard and Lake Tawakoni, the property offers close proximity to Rockwall and Dallas. It's also near Bishop Field (68TS) private airport in Royse City. The main residence, gracefully situated on approximately 3 acres, features expansive rooms, 10-foot-plus ceilings, and a flowing layout. This creates an atmosphere that's equally suited for intimate everyday living or elegant gatherings. With 5 bedrooms and 3 full bathrooms, the home offers ample space, comfort, and versatility without compromising on sophistication. What truly sets this property apart is the separately platted 1-acre parcel. This opens a world of possibilities that are rarely found at this level. Imagine a private guest house, a future residence, or the option to sell or hold the parcel as an investment. Alternatively, you could combine both parcels to enjoy a seamless 4-acre private retreat. This estate is more than just a home; it's a canvas for your vision, lifestyle, and dreams.

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

**MLS STATUS:** Active

**MLS:** 21163096

**YEAR BUILT:** 1991

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** Buena Vista

**LIST DATE:** 03/27/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,057

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 3.95

**LOT SIZE (SQFT):** 172,279

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- EngineeredHardwood
- Tile

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Refrigerator

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse
- Modern
- Traditional
- Detached

### PARKING:

- AdditionalParking
- Gated

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Shingle

### YARD/GROUNDS:

- PrivateEntrance
- PrivateYard

### SIDING:

- Stucco

### POOL TYPE:

- InGround
- OutdoorPool
- Pool
- Private
- Waterfall

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Gate
- Other
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces

### UTILITIES:

- ElectricityAvailable
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- DoubleVanity
- GraniteCounters
- InLawFloorplan
- KitchenIsland
- Loft
- MultipleStaircases
- OpenFloorplan
- Pantry
- TileCounters
- VaultedCeilings
- WalkInClosets

### SECURITY FEATURES:

- CarbonMonoxideDetectors
  - FireAlarm
  - SecurityGate
  - SmokeDetectors
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**LISTED BY:** Anthony Adams 

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**BROKERED BY:** LoKation Real Estate