



## 705 GRIFFITH AVENUE

TERRELL, TX 75160



\$2,200,000



6,201 sqft



5 beds



6 baths

## DESCRIPTION

The R.L. Warren House is a Texas and nationally registered historic residence offering 5 bedrooms, 5.5 baths, and 6,201 square feet of living space. Built in 1897, this Colonial Revival Prairie School style home presents a rare opportunity to own a true architectural landmark that thoughtfully blends historic significance with modern day livability. A comprehensive restoration was completed with exceptional care and intention, focused on preserving the home's original craftsmanship while improving functionality and comfort for today's lifestyle. Historic windows, doors, ceilings, locks, stained glass, and detailed woodwork were carefully retained wherever possible, while major structural and system improvements were addressed throughout the home. Long standing condition items were resolved, safety enhancements were incorporated, and modern conveniences such as improved utility connections, functional storage solutions, and updated bath layouts were seamlessly integrated without compromising architectural integrity. The interior showcases gracious formal spaces, elegant parlors, and a richly appointed library featuring a fireplace, beamed ceilings, stained glass windows, and custom millwork. Despite its scale and history, the floor plan lives comfortably and feels inviting, making it ideal for both everyday living and entertaining. The R.L. Warren House stands as a carefully preserved architectural landmark, offering timeless character, refined livability, and a legacy that will endure for generations.

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

**MLS STATUS:** Active

**MLS:** 21163730

**YEAR BUILT:** 1897

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** Terrell Rev

**LIST DATE:** 02/02/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 6,201

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 1.39

**LOT SIZE (SQFT):** 60,679

## INTERIOR FEATURES

### FIREPLACE:

- Bedroom
- Decorative
- DiningRoom
- GreatRoom
- Library
- LivingRoom
- Masonry
- PrimaryBedroom

### FLOOR COVERINGS:

- Hardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dryer
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Colonial</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AttachedCarport</li><li>● Concrete</li><li>● Covered</li><li>● Driveway</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Level</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Flat</li><li>● Mixed</li><li>● SpanishTile</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Balcony</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● WoodSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li></ul>	

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● PanelingWainscoting</li><li>● CableTv</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>
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### COMMUNITY:

● Curbs  
● Sidewalks  
**LISTED BY:** Andrew Bishkin 

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**BROKERED BY:** Briggs Freeman Sotheby's Int'l