

# CENTURY 21<sup>®</sup>

Judge Fite Company



2790 W FM 922 ROAD  
VALLEY VIEW, TX 76272



\$1,449,000



3,567 sqft



4 beds



3 baths

## DESCRIPTION

**SPECTACULAR VALLEY VIEW MINI-RANCH OFFERING SPACE, FREEDOM & MODERN COMFORT** Welcome to a truly exceptional Valley View mini-ranch blending refined country living with modern infrastructure. This thoughtfully designed custom home features the primary bedroom and two secondary bedrooms on the first floor, highlighted by a show-stopping, boutique-style primary closet. The second floor offers a fourth bedroom with a full bath, plus a game room and an additional bonus room or office, providing flexible space for guests, work, or play. The land is ideal for cattle, chickens, goats—or whatever your heart desires—with an existing agricultural exemption for cattle and hay. A dedicated water line to the livestock trough supports efficient daily operations. Offering long-term flexibility, existing deed restrictions allow the 20-acre tract to be subdivided into four 5-acre tracts in the future, creating generational or investment opportunities. The property includes a spacious WORKSHOP or Hobby Garage which is ideal for a boat, camper, or trailer, measuring just under 54 feet long and 20 feet wide. Designed for ease of use, the shop offers drive-through access with a 14-foot-wide by 14-foot-tall front door and a 14-foot-wide by 12-foot-tall rear door. Inside, a 20-foot ceiling enhances usability, while an additional 182 square feet of side storage plus an additional 1000 square feet above providing valuable space. The property is equipped with fiber-optic internet, a PEX water line system, and exceptional storage throughout, including approximately 1,000 square feet of storage with a lift above the workshop. A tractor, Gator, and additional farm equipment will also be offered for sale, creating a rare turnkey opportunity. This is more than a home—it's a lifestyle with room to grow. Properties like this are rare. Schedule your private showing today and experience what makes this Valley View mini-ranch truly special.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21166175

**YEAR BUILT:** 2019

**COUNTY:** Cooke

**TRACT OR SUBDIVIION:** none

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

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,567

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 20

**LOT SIZE (SQFT):** 871,200

## INTERIOR FEATURES

### KITCHEN:

- FuelTanks
- LivestockEquipment

### APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop

### FIREPLACE:

- WoodBurning

### VIRTUAL TOUR:

- [View virtual tour](#)

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● Cleared</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● FiberCement</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><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WiredForData</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecurityGate</li></ul>
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**LISTED BY:** Chad Haynes 

**PHONE:** 972.632.9908

**BROKERED BY:** INC Realty, LLC