



**1455 JULIAN DRIVE**  
VAN ALSTYNE, TX 75495



\$753,825



3,130 sqft



5 beds



4 baths

## DESCRIPTION

Estimated April 2026 completion! Ask us about our Trade In Trade Up program, we can buy your home! The Aster floor plan is all about versatility with three elevations to choose from in order to create the ideal home exterior that suits your personal style. As you enter into the first floor of the home, the foyer leads you past a bedroom and bathroom on one side and a flex room on the other before opening up into the kitchen, dining room and family room. This open-concept home gives you plenty of reasons to host dinner parties or holiday events for your friends and family with a spacious dining room, oversized island within the kitchen and a charming fireplace to gather around at the end of the night. The owner's suite is situated just off of the family room and overlooks the pristine backyard scene. With the owner's bathroom featuring a standing bathtub, separate walk-in shower, a double vanity and an incredible walk-in closet—it's as if you have your own private spa in the comfort of your own home. Moving upstairs, the room opens up into an ideal loft area—giving you the option of creating a second living room for your home. With an additional bedroom and bathroom located on the second floor as well, you'll never run out of space in this 3,130 square foot home. Unique Property and Lot Features • Acreage and Space: The home is situated on a large, 1.02-acre lot, providing significant space and a rural tranquility while still being part of a community. • Corner Lot: The corner location offers increased privacy and flexibility in design and access. • Natural Surroundings: This lot is nestled in scenic rolling topography in the neighborhood, creating a peaceful, natural environment.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21167988

**YEAR BUILT:** 2026

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** King Crossing Estates

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,130

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Masonry
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## 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>● Concrete</li><li>● DoorMulti</li><li>● DoorSingle</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● InteriorLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● FirePit</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</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>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● None</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● EnergyStarQualifiedEquipment</li><li>● Fireplaces</li><li>● HeatPump</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SepticAvailable</li><li>● UndergroundUtilities</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● CommunityMailbox</li></ul>	

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**LISTED BY:** Clinton Shipley 

**PHONE:** 817.731.7595

**BROKERED BY:** NText Realty, LP