

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1628 COUNTY ROAD 2605

BONHAM, TX 75418



\$899,000



3,645 sqft



4 beds



3 baths

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## DESCRIPTION

Summertime is coming!!!! Perfect place to start the party!! Come see this retreat where family roots can grow deep and memories can last a lifetime. Set on 16.49 acres of fenced, rolling pasture with two stocked ponds, this beautifully designed home offers space, versatility, and the kind of warmth that makes it easy to imagine staying for decades. An additional office can serve as a 4th bedroom, giving families room to expand, host, or simply spread out. Inside, the home features thoughtful touches throughout — built in bookcases perfect for displaying treasured photos and keepsakes, a generous walk-in pantry ready for big family gatherings, and both formal and casual dining and living areas that make everyday living and holiday hosting equally effortless. Step outside and enjoy the serenity. An inground swimming pool invites summer fun, while the detached pool house — complete with a bar and full bathroom — creates the ideal hangout for teens, guests, or even multigenerational living. The oversized detached garage with a roll up door offers easy storage for tractors, equipment, or recreational gear. For those who need serious workspace or dream of running a business from home, the 50x70 shop is a standout feature. Equipped with an office, water, septic, 220 amp power, and large overhead doors, it's ready for projects, hobbies, or professional use. A gated entrance adds privacy and peace of mind. This is more than a property — it's a lifestyle. A place where kids can fish in the ponds, where friends gather by the pool, where holidays feel magical, and where every season brings something new to enjoy. A home built for today, tomorrow, and all the years to come.

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

**MLS STATUS:** Active

**MLS:** 21170984

**YEAR BUILT:** 2001

**COUNTY:** Fannin

**TRACT OR SUBDIVIION:** M. Caldwell Survey, Abst. 180

**LIST DATE:** 02/06/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,645

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 16.5

**LOT SIZE (SQFT):** 718,696

## INTERIOR FEATURES

### KITCHEN:

- FuelTanks
- Generator

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Laminate
- Tile

### APPLIANCES:

- Dishwasher
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### 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>● GarageFacesFront</li><li>● Garage</li><li>● GolfCartGarage</li><li>● GarageDoorOpener</li><li>● OnSite</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● InteriorLot</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>● RainGutters</li><li>● Storage</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>● Gunite</li><li>● InGround</li><li>● Pool</li><li>● PoolSweep</li><li>● Sport</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>● Wood</li><li>● Wire</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li><li>● Fireplaces</li><li>● Solar</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● OpenFloorplan</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● FireAlarm</li></ul>
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**LISTED BY:** Diane Smith 

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**BROKERED BY:** Century 21 Harvey Properties