

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 808 N MAIN STREET

TIOGA, TX 76271



\$499,000



2,700 sqft



3 beds



2 baths

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## DESCRIPTION

A Piece of Texas History, Ready for Your Family! This isn't just another house—it's a 1930 home with real roots. Built by former Texas State Senator Olan Rogers Van Zandt, this completely renovated 3-bedroom, 2-bathroom sits on a big corner lot with mature trees that'll make you want to spend time in your yard. What You Get: The whole interior's been redone with an open layout that works for how people actually live today. Kitchen flows into the dining and living areas—no more cooking in isolation while everyone else hangs out somewhere else. There's a wood-burning fireplace for those cold North Texas nights, and a finished basement that could be your office, workout space, or wherever the kids go to be loud. The Location: You're in Tioga, on a quiet tree-lined street, but Lake Ray Roberts is right there when you want it. Fishing, boating, hiking—it's all close enough to use regularly, not just talk about using. The Story: Original 1930s character meets 2026 functionality. You get the charm and the corner lot with all that shade and privacy, but you also get systems and finishes that actually work for modern life.

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

**MLS STATUS:** Active

**MLS:** 21171501

**YEAR BUILT:** 1930

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** NUEVA VISTA ADDITION

**LIST DATE:** 02/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,700

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.35

**LOT SIZE (SQFT):** 15,202

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal
- Microwave
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Concrete
- Driveway

### ROOF TYPE:

- Composition

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- HighSpeedInternet
  - OpenFloorplan
  - Pantry
  - CableTv
  - WalkInClosets
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**LISTED BY:** CHANCE KIRBY 

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**BROKERED BY:** IRICK REAL ESTATE