

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2588 COUNTY ROAD 2510

QUINLAN, TX 75474



\$749,900



2,000 sqft



4 beds



2 baths

## DESCRIPTION

Experience the perfect blend of luxury, functionality, and wide-open Texas beauty just outside the city limits. Caddo Mills ISD! This exceptional 18 acre property is a true retreat, featuring a stunning ¾-acre pond; 20 feet deep and fully stocked with catfish, crappie, bass, and bluegill, creating breathtaking views and endless recreation. Designed with nature and enjoyment in mind, the land includes established trails, seasonal creek beds, and multiple deer stands and feeders tucked among the trees, making it an outdoor lover's haven. At the heart of the property sits an impressive 50x70 shop and attached barndo that was built in 2023, offering 2,000 square feet of beautifully designed living space with 4 bedrooms and 2 full baths. The first floor showcases an open-concept living area anchored by a show stopping kitchen with a massive center island providing seating for 8+, all positioned to capture panoramic views of the pond and surrounding acreage. Every space is thoughtfully oriented to maximize the scenery and sense of peace. The primary suite is located downstairs, complete with a full bath featuring dual sinks and a walk-in shower with custom double shower heads. Upstairs, a spacious seating area creates the perfect kids' hangout or secondary living space, along with three additional bedrooms and a full bath. The shop portion is equally impressive, featuring an attached storm shelter and a garage door tall enough to accommodate an RV, with full electric and water hookups both inside the shop and outside under the carport. There's ample room for an RV, boat, and all your toys! Additional highlights include a separate insulated, climate-controlled dog house with its own fenced yard area, ensuring comfort for every member of the family. This property isn't just a home—it's privacy, freedom, and peace. A rare opportunity to own a one-of-a-kind Texas retreat.

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

**MLS STATUS:** Active

**MLS:** 21176608

**YEAR BUILT:** 2023

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** A0049 BUSTILLA CLEMENTE,TRACT 97-8, ACRES 18.0

**LIST DATE:** 02/12/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,000

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 18

**LOT SIZE (SQFT):** 784,080

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Wood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES


|   |  |   |
|---|--|---|
| <b>STYLE:</b> <ul style="list-style-type: none"><li>● Barndominium</li><li>● Detached</li></ul> | <b>PARKING:</b> <ul style="list-style-type: none"><li>● AttachedCarport</li><li>● AdditionalParking</li><li>● Concrete</li><li>● Covered</li><li>● Carport</li><li>● Driveway</li><li>● Enclosed</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Open</li><li>● Other</li><li>● Outside</li><li>● Oversized</li><li>● RvGarage</li><li>● RvCarport</li><li>● GarageFacesSide</li><li>● Storage</li><li>● WorkshopInGarage</li><li>● Boat</li><li>● RvAccessParking</li></ul> | <b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● PondOnLot</li><li>● ManyTrees</li></ul> |
| <b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>                       | <b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Awnings</li><li>● RainGutters</li><li>● RvHookup</li><li>● Storage</li></ul>  | <b>SIDING:</b> <ul style="list-style-type: none"><li>● MetalSiding</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>● Gate</li><li>● Partial</li></ul>  |

## UTILITIES

|  |  |
|--|--|
| <b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul> | <b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● CableAvailable</li></ul> |
|--|--|

## ADDITIONAL PROPERTY DETAILS

|   |  |
|---|--|
| <b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● CableTv</li></ul> | <b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul> |
|---|--|

**LISTED BY:** Aaron Stokes   
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**BOOKENED BY:** Keller Williams Rockwall

- PuttingGreen