

CENTURY 21[®]

Judge Fite Company



137 BLACKTHORN DRIVE

VAN ALSTYNE, TX 75495



\$775,000



2,636 sqft



3 beds



3 baths

DESCRIPTION

Stunning, Sophisticated Country Estate home on 1 acre. This custom-built home is so inviting, open, and comfortable. The finishes are beautiful inside and out. There are 3 spacious bedrooms, plus an office with a closet. The Primary Ensuite is truly a retreat. There are 2 separate vanities and a walk-in shower with a bench. The counters are black leathered granite, which look so sharp! The walk-in closet is amazing. It has room for an island dresser. The engineered wide-plank floors throughout most of the home are gorgeous. The only carpeted rooms are the 2 secondary bedrooms. The family room has a vaulted ceiling and features a floor-to-ceiling fireplace. Bookshelves and cabinets flank the fireplace. The family room is open to the kitchen and dining. The open plan is so inviting and is a great space for entertaining. The kitchen has a large quartz island, a gas cooktop, and lots of counter space. The large windows across the back of the home allow for tons of natural light. Besides the gorgeous home, the back porch and back yard will definitely draw you in! The stunning back porch is private and spacious, serving as an additional living area. The owners built a wood privacy fence for a small, secure yard for a dog or young child. The entire backyard is fenced with pipe fencing. Please ask the listing agent to send you the video of the backyard from last Spring. The yard is full of perennial flowers and fruit trees. The buyer of this property will literally get to enjoy the fruits of the labor from this Master Gardener seller. The 25x25 garage has stairs that walk up to a fully floored attic with spray foam insulation. The construction and energy efficiency in this home is top notch! The foundation has piers in the slab. This desirable neighborhood has some restrictions, but no HOA. You will know that you are HOME as soon as you turn onto this beautiful road. The tax rate is \$1.67. Van Alstyne is a thriving small town with great schools. VAISD is A-rated

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21177666

YEAR BUILT: 2018

COUNTY: Grayson

TRACT OR SUBDIVIION: Blackthorn Meadow

LIST DATE: 02/13/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 2,636

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 1

LOT SIZE (SQFT): 43,560

INTERIOR FEATURES

FIREPLACE:

- GasStarter
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Craftsman● Detached	PARKING: <ul style="list-style-type: none">● Garage● GarageDoorOpener● InsideEntrance● KitchenLevel● Oversized● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● InteriorLot● Lawn● Landscaped● ManyTrees● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Garden● Lighting● PrivateYard● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick● FiberCement● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Metal● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Propane	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● Propane● None● SepticAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● HighSpeedInternet● KitchenIsland● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● SmokeDetectors● Wireless
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LISTED BY: Debra Pettit 

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BROKERED BY: PARAGON, REALTORS