

CENTURY 21[®]

Judge Fite Company



971 SISTER GROVE ROAD

VAN ALSTYNE, TX 75495



\$775,000



3,759 sqft



4 beds



3 baths

DESCRIPTION

MOTIVATED SELLERS! Don't miss your opportunity to own this exceptional custom home on a full one-acre lot. Homes with this combination of space, privacy, and flexibility are rare - and this one is ready for its next owner. Step inside to an open, flowing layout designed for both everyday living and effortless entertaining. High ceilings and expansive custom windows flood the home with natural light, showcasing peaceful outdoor views and creating an inviting, airy feel throughout. The main living area is anchored by a cozy fireplace, while thoughtfully selected finishes highlight the home's quality craftsmanship and timeless style. A standout feature is the PRIVATE GUEST HOUSE with its own entrance - perfect for multigenerational living, visiting guests, or even a home office or income-producing opportunity. With generous storage, room to spread out, and endless potential both inside and out, this property delivers the space and lifestyle buyers are searching for. Opportunities like this don't last—schedule your showing today before it's gone.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21177917
YEAR BUILT: 2022
COUNTY: Grayson
TRACT OR SUBDIVIION: Federline Addition On Sister Grove
LIST DATE: 02/19/2026

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800.451.8055

AREA:
SQUARE FEET: 3,759
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 0
ACRES: 1
LOT SIZE (SQFT): 43,560

INTERIOR FEATURES

FIREPLACE:

- Electric

APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- ContemporaryModern
- Detached

PARKING:

- AttachedCarport
- DoorMulti
- Driveway
- Garage

ROOF TYPE:

- Composition

YARD/GROUNDS:

- GasGrill
- RainGutters

SIDING:

- Stucco

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Propane

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - CathedralCeilings
 - DecorativeDesignerLightingFixtures
 - EatInKitchen
 - GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - OpenFloorplan
 - Pantry
 - CableTv
 - WalkInClosets
 - WiredForSound
-

LISTED BY: Melissa Williamson 

BROKERED BY: Keller Williams Realty Allen