

CENTURY 21[®]

Judge Fite Company



2865 CR 2310

SULPHUR SPRINGS, TX 75482



\$749,900



2,956 sqft



4 beds



4 baths

DESCRIPTION

Modern Farmhouse Luxury on 2 Acres with Dual Primary Suites & Designer Kitchen
Welcome to elevated country living just minutes from Sulphur Springs. Built in 2023, this stunning modern farmhouse sits on 2 acres and was thoughtfully designed for both everyday comfort and effortless entertaining. At the heart of the home is a true showpiece - an expansive gourmet kitchen featuring a massive island with seating for 6 - 8, custom cabinetry, high-end appliances, and a dedicated coffee bar. This open-concept space flows seamlessly into the living area, creating a natural gathering place ideal for hosting and connection. The flexible floor plan offers 4 bedrooms and 3.5 baths, including a luxurious primary suite on the main level and a second private primary suite upstairs - perfect for guests or multi-generational living. An additional upstairs living area provides the ideal media room, game room, or retreat. You'll also find a dedicated office, a spacious utility room, and a detached garage or shop - offering both functionality and versatility. Set on a peaceful 2-acre tract, this property delivers the space, privacy, and modern style today's buyers are searching for. If you've been looking for a move-in ready home with designer finishes, flexible living spaces, and room to breathe - this is it.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21178773

YEAR BUILT: 2023

COUNTY: Hopkins

TRACT OR SUBDIVIION: M&M Ranch

LIST DATE: 02/16/2026

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800.451.8055

AREA:

SQUARE FEET: 2,956

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FIREPLACE:

- GasLog
- LivingRoom

FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- GasRange
- GasWaterHeater
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● ContemporaryModern● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● Concrete● DoorMulti● DoorSingle● Driveway● Enclosed● Garage● GarageDoorOpener● InsideEntrance● Lighted● Oversized● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● InteriorLot● Lawn● Landscaped● Level● Sloped
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Kennel● Lighting● PrivateYard	SIDING: <ul style="list-style-type: none">● FiberCement
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● BackYard● Partial

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet● KitchenIsland● MultipleMasterSuites● Pantry● VaultedCeilings● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors● Wireless
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LISTED BY: Martie Abercrombie 

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BROKERED BY: Century 21 First Group