

CENTURY 21

Judge Fite Company



2168 FRUITLAND ROAD

SUNSET, TX 76270



\$899,000



2,340 sqft



3 beds



2 baths

DESCRIPTION

Enjoy peaceful country living in this beautiful three-bedroom, two-bath brick home perfectly situated on 42 acres of rolling land. Perched on a hilltop, the property offers stunning views and an abundance of mature oak trees that provide both shade and timeless charm. Inside, you'll find two spacious living areas, offering plenty of room for relaxing or entertaining family and friends. The thoughtfully designed layout provides comfort and functionality, making it ideal for both everyday living and hosting gatherings. Step outside to covered porches where you can unwind and take in the breathtaking countryside views. The land features good, established pastures with native Bermuda grass—perfect for livestock, horses, or agricultural use. This property combines natural beauty, privacy, and practicality—an ideal retreat with room to roam.

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21179323

YEAR BUILT: 2003

COUNTY: Montague

TRACT OR SUBDIVIION: NONE

LIST DATE: 02/13/2026

AREA:

SQUARE FEET: 2,340

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 42

LOT SIZE (SQFT): 1,829,520

INTERIOR FEATURES

FIREPLACE:

- GasStarter

FLOOR COVERINGS:

- Bamboo

APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- WaterSoftener

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- Garage
- GarageDoorOpener

LOT DESCRIPTION:

- Acreage
- Cleared
- HardwoodTrees
- Pasture
- ManyTrees
- Sloped

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - None
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - DecorativeDesignerLightingFixtures
 - DoubleVanity
 - EatInKitchen
 - KitchenIsland
 - OpenFloorplan
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BROKERED BY: Red River Realty