

# CENTURY 21<sup>®</sup>

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.

**CENTURY 21**

Judge Fite Company

**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
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - DecorativeDesignerLightingFixtures
  - DoubleVanity
  - EatInKitchen
  - KitchenIsland
  - OpenFloorplan
- 

**LISTED BY:** Gary Eldred 

**PHONE:** 940.235.0843

**BROKERED BY:** Red River Realty