



1750 ETHEL CEMETERY ROAD
COLLINSVILLE, TX 76233



\$750,000



1,800 sqft



3 beds



2 baths

DESCRIPTION

Escape to your private country estate! Discover country living at its finest! This pristine 3BR, 2BA barndominium is perfectly situated on 5.00 private, gated acres outside city limits. Meticulously maintained to feel like new, the interior features magnificent engineered wood flooring and energy-efficient LED lighting throughout. The spacious primary suite serves as a true retreat, boasting an oversized bathroom and an impressive custom closet. Calling all craftsmen, adventurers, and outdoor enthusiasts! This unique property features a colossal 3,500 sqft shop equipped with electricity and four roll-up doors—easily accommodating your RV, boat, and entire tool collection. The crown jewel of the property is a 3,500 sqft shop equipped with electricity and four roll-up doors, designed to easily accommodate large RVs, boats, and professional-grade workshops. Additional amenities include a functional loafing shed for livestock and a covered front porch spanning the entire length of the home. Enjoy the ultimate rural lifestyle with total privacy, located 4 MINUTES from Lake Ray Roberts public hunting land, 24 minutes from Johnson Branch at Lake Ray Roberts, and just 27 minutes from Big Mineral Creek on Lake Texoma. After a day in the shop or on one of the lakes, retreat to a home that balances rugged durability with high-end comfort. From the gleaming floors to the sheer scale of the storage spaces, every inch of this property is designed for those who live large.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Pending
MLS: 21187351
YEAR BUILT: 2013
COUNTY: Grayson
TRACT OR SUBDIVIION: (CORUR1-2) CLS 1-2 RURAL COLLINSVILLE
LIST DATE: 02/25/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,800
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 0
ACRES: 5
LOT SIZE (SQFT): 217,800

INTERIOR FEATURES

FLOOR COVERINGS:

- EngineeredHardwood

APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Oversized
- RvGarage
- SeeRemarks
- Boat
- RvAccessParking

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Storage

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - WalkInClosets
-

LISTED BY: Jason Carroll 

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BROKERED BY: Keller Williams Realty DPR