

CENTURY 21[®]

Judge Fite Company



375 WOLF FRONT ROAD

VAN ALSTYNE, TX 75495



\$1,050,000



2,291 sqft



4 beds



3 baths

DESCRIPTION

Experience the perfect blend of modern comfort, open space, and aviation lifestyle on this exceptional 5.5-acre ag-exempt property. Built in 2023, this 2,291-square-foot home features an upgraded finish-out and is thoughtfully designed to feel cozy yet spacious, offering flexibility for everyday living, entertaining, and a wide range of family activities. A chef's dream kitchen anchors the interior, complemented by abundant natural light and a seamless indoor-outdoor living layout. Step outside to the rear patio and take in stunning Texas sunsets and wide-open views—an ideal setting for relaxing or gathering with friends and family. A standout feature of the property is the insulated 45' x 50' hangar, designed for both immediate use and future expansion. The hangar includes a 40' x 12' hangar door plus two additional roll-up doors suitable for aircraft, boat, or RV storage, RV hookups, and a hangar pad prepped for an addition if desired. Inside the hangar is a framed two-story guest apartment, already studded and planned for a kitchenette, living area, bedroom, and bathroom. A private hangar balcony extends from the upstairs living space, and all finish-out materials are already on site and included—allowing the next owner to complete the space with ease. A six-person storm cellar sits just behind the house and the back patio is ready for an outdoor kitchen installation. Pilots will appreciate direct taxiway access from the hangar to the community's 3,100-foot-long by 200-foot-wide grass runway, offering efficient and convenient operations, soon to be protected from eminent domain as a public airport designation (97XS). HOA includes access to and maintenance of runway.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21189720

YEAR BUILT: 2023

COUNTY: Grayson

TRACT OR SUBDIVIION: Wolf Front Estates

LIST DATE: 03/09/2026

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800.451.8055

AREA:

SQUARE FEET: 2,291

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 1

ACRES: 5.5

LOT SIZE (SQFT): 239,580

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- WoodBurning

FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

APPLIANCES:

- SomeGasAppliances
- DoubleOven
- GasCooktop
- GasOven
- GasWaterHeater
- PlumbedForGas
- Range
- SomeCommercialGrade
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Detached	PARKING: <ul style="list-style-type: none">● CircularDriveway● Garage● GarageDoorOpener● Gravel● GarageFacesSide● WorkshopInGarage● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters● RvHookup	POOL TYPE: <ul style="list-style-type: none">● None
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Wood	

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● GraniteCounters● KitchenIsland● OpenFloorplan● Pantry● VaultedCeilings● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● SmokeDetectors
COMMUNITY: <ul style="list-style-type: none">● AirportRunway	

LISTED BY: Rene Banglesdorf 

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BROKERED BY: eXp Realty, LLC