

CENTURY 21[®]

Judge Fite Company



1211 VZ COUNTY ROAD 4418

CANTON, TX 75103



\$875,000



4,203 sqft

DESCRIPTION

IMAGINE THE POSSIBILITIES! This incredible 9+ acre unrestricted country estate offers endless potential as a private residence, wedding venue, corporate retreat, church retreat, or multi-use investment property. With no deed restrictions, you have the freedom to live, host, expand, or build exactly as you envision. The spacious barndominium features 6 bedrooms, guests, or event hosting. The open-concept main level showcases a grand Great Room and Dining Area with soaring ceilings, creating an impressive setting for gatherings and celebrations. The bright, well-appointed kitchen is equipped with SS appliances and abundant workspace, ideal for everyday living or catering larger events. A private downstairs bedroom offers the perfect guest suite and the 2 downstairs oversized baths and laundry and storage rooms add everyday functionality. Upstairs, you'll find additional spacious bedrooms, and a full bath for additional guest accommodations. A custom metal staircase adds architectural character and modern appeal to the home's design. Outdoors, the property truly shines as a private country oasis. An expansive deck overlooks the acreage, while the above-ground pool and hot tub provide the perfect place to relax and unwind. A peaceful pond, open pasture ready for livestock or recreation, private shooting range, and inviting fire pit area create endless opportunities for entertainment and enjoyment. The 2 extra metal buildings (1200 and 1120 sqft) offer space for animals, storage, or workspace, and additional garages, large enough to accommodate RV parking. The property has an RV hook up, a private well and public water available at the street. Whether you're seeking a peaceful homestead, an event venue, a retreat space, or a rural investment, this versatile property delivers space, freedom, and unmatched potential. Schedule your private showing today.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21189729

YEAR BUILT: 2024

COUNTY: Van Zandt

TRACT OR SUBDIVIION: ABST: 767, SUR: W F SPARKS

LIST DATE: 03/10/2026

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800.451.8055

AREA:

SQUARE FEET: 4,203

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.77

LOT SIZE (SQFT): 425,537

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Vinyl

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Aggregate
- Garage
- Gravel
- ParkingLot
- Private
- RvGarage
- RvAccessParking
- Storage

LOT DESCRIPTION:

- Acreage
- Agricultural
- NativePlants
- Pasture
- ManyTrees
- FewTrees

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- ConcretePerimeter

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- Fireplaces
- Propane
- WoodStove

UTILITIES:

- ElectricityAvailable
 - Propane
 - SewerAvailable
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystem
 - CarbonMonoxideDetectors
 - SecurityGate
 - SmokeDetectors
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LISTED BY: Karola Sajuns 

BROKERED BY: Karola Realty