



10227 STATE HIGHWAY 198
CANTON, TX 75103



\$750,000



2,568 sqft



4 beds



3 baths

DESCRIPTION

Discover the perfect blend of country charm and modern comfort with this exceptional hilltop property. As you make your way up the winding driveway—framed by an electric pipe-fenced entrance—you'll pass beneath a canopy of trees that sets a peaceful tone the moment you arrive. Perched overlooking the land, this inviting home offers both privacy and beautiful views. Inside, the spacious 4-bedroom, 3-bath layout spans 2,568 sq ft and features an open floor plan designed for gathering and connection. A striking brick fireplace anchors the living area, while large back doors provide a seamless transition to the patio and pool—ideal for relaxing or entertaining. The primary suite is thoughtfully separated from the secondary bedrooms, offering a quiet retreat. Two of the additional bedrooms share a convenient Jack-and-Jill bathroom, while the third enjoys its own bath just steps away. The home is equipped with two water heaters and receives fresh, clean water from a natural well tapping into the Wilcoxson Aquifer through a full filtration system. The spray-foam-insulated attic also offers the potential to expand and create additional living space if desired. For those bringing livestock, the property offers generous hay fields and a pond rumored to provide excellent fishing. Serene, functional, and full of possibilities—this country property is ready to welcome you home.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21194385

YEAR BUILT: 2020

COUNTY: Van Zandt

TRACT OR SUBDIVIION: W M Gilliland

LIST DATE: 03/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,568

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 8.55

LOT SIZE (SQFT): 372,438

INTERIOR FEATURES

FIREPLACE:

- Masonry

FLOOR COVERINGS:

- EngineeredHardwood

APPLIANCES:

- Dishwasher

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- Covered
- ElectricGate
- Gravel

LOT DESCRIPTION:

- Acreage
- Agricultural

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- AboveGround
- Pool

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityConnected
 - PhoneAvailable
 - SepticAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - DoubleVanity
 - EatInKitchen
 - GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - CableTv
 - WalkInClosets
 - WiredForSound
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LISTED BY: Tony Hulsey 

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