



**2444 VZ COUNTY ROAD 2813**  
MABANK, TX 75147



\$1,200,000



2,200 sqft



3 beds



2 baths

## DESCRIPTION

Situated on 45.67 ag-exempt acres for cattle, this 2,220 sq ft rustic home built in 2006 offers the ideal blend of comfort and wide-open Texas land. Step into a welcoming living room anchored by an open floorplan filled with natural light, creating an inviting space to gather and unwind after a day outdoors. The large eat-in kitchen serves as the heart of the home with stainless steel appliances, a farmhouse sink, breakfast bar, beautiful cabinetry, and generous counter designed for both everyday living and hosting. The spacious ensuite primary bedroom provides a private retreat, while two additional bedrooms offer flexibility for guests, hobbies, or workspace. A dedicated laundry room supports practical country living, and covered two-car parking adds convenience. Outside, stables and expansive acreage open the door to ranching, recreation, or simply enjoying the peaceful setting just outside Mabank and within reach of Dallas. Opportunities like this rarely stay available. Proudly Claim Your Piece of Texas!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21194551

**YEAR BUILT:** 2006

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** H H LOCKRIDGE

**LIST DATE:** 03/04/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,200

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 45.67

**LOT SIZE (SQFT):** 1,989,385

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### APPLIANCES:

- Dishwasher
- ElectricRange
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached
- Farmhouse

### PARKING:

- Carport
- Garage
- Open

### LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Pasture
- PondOnLot

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- Storage

### SIDING:

- MetalSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Pipe

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - DecorativeDesignerLightingFixtures
  - EatInKitchen
  - GraniteCounters
  - KitchenIsland
  - OpenFloorplan
  - Other
  - Pantry
  - NaturalWoodwork
  - WalkInClosets
- 

**LISTED BY:** Bill Moomaw 

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**BROKERED BY:** Regal, REALTORS