



4319 COUNTY ROAD 2617
CADDO MILLS, TX 75135



\$955,000



3,633 sqft



4 beds



3 baths

DESCRIPTION

Now offered at \$955,000, a rare opportunity to own a private modern farmhouse retreat on 9.66 acres with a resort-style pool and stocked pond. Luxury, space, and lifestyle come together in one of the most unique properties available in Caddo Mills. Experience the perfect blend of modern farmhouse design and wide-open Texas living in this custom-built home set on nearly 10 acres. Designed for both everyday comfort and elevated entertaining, this property offers the privacy buyers are looking for with features that are hard to find in traditional neighborhoods. The heart of the home features an open-concept layout with vaulted ceilings, abundant natural light, and a seamless flow between the living, dining, and kitchen spaces. The kitchen is thoughtfully designed with generous prep space, custom cabinetry, and a large island ideal for gathering and hosting. Step outside and the lifestyle truly begins. The resort-style pool creates a private backyard oasis perfect for relaxing evenings or entertaining guests, while the stocked pond adds both beauty and function to the property. With 9.66 acres, there is ample room for outdoor living, recreation, or future customization. The home offers spacious bedrooms, a well-appointed primary suite, and flexible spaces that can accommodate work-from-home needs, guests, or multi-generational living. This property is ideal for buyers seeking acreage in Caddo Mills, a modern farmhouse with land, or a home with both a pool and pond, all while enjoying the privacy of country living without sacrificing accessibility. Conveniently located with access to nearby highways, this home offers an easy commute while still providing the peace and space of rural living, with shopping, dining, and everyday essentials just a short drive away. Now priced at \$955,000, this property presents a compelling opportunity for buyers looking to secure acreage, privacy, and luxury features at an exceptional value.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21196000

YEAR BUILT: 2022

COUNTY: Hunt

TRACT OR SUBDIVISION: Caddo Mills

LIST DATE: 03/05/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,633

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 9.66

LOT SIZE (SQFT): 420,789

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasLog

FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinyIPlank

APPLIANCES:

- Dishwasher
- ElectricOven
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- WaterSoftener
- TanklessWaterHeater
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Farmhouse● Modern● Detached	PARKING: <ul style="list-style-type: none">● Driveway● ElectricGate● Garage● GarageDoorOpener● Gravel● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Storage	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● Fenced● InGround● Pool	FOUNDATION: <ul style="list-style-type: none">● Slab	

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Tina Reitz 

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BROKERED BY: Better Homes & Gardens, Winans