

CENTURY 21[®]

Judge Fite Company



4319 COUNTY ROAD 2617
CADDO MILLS, TX 75135



\$899,000



3,633 sqft



4 beds



3 baths

DESCRIPTION

This modern farmhouse sits on 9.66 acres in Caddo Mills and offers the kind of space and flexibility that's getting harder to find. With 4 bedrooms, 3 bathrooms, a dedicated office, and an upstairs bonus room with a full bath, the layout works for a variety of needs, whether that's hosting guests, working from home, or creating a separate space for hobbies or a game room. The main living area is open and inviting, with a kitchen that flows easily into the living room, making it ideal for everyday living and entertaining. A sunroom off the back of the home brings in natural light and gives you a place to slow down and take in the views of the property. Outside is where this property really stands out. You have a resort-style pool with a tanning ledge and LED lighting, a stocked pond, and wide-open acreage that gives you room to spread out and make it your own. Whether you've been looking for space for animals, a place to add a shop, or just want privacy and quiet without being too far out, this property checks those boxes. The gated entry adds an extra layer of privacy, and you're still within a convenient drive to town and major highways, so you're not sacrificing accessibility for space. Properties like this offer a balance that's hard to find, modern construction with land, functional living space, and the ability to truly use your property the way you want. If you've been searching for acreage with a pool, pond, room to grow and ag exempt, this is one worth seeing in person.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21196000

YEAR BUILT: 2022

COUNTY: Hunt

TRACT OR SUBDIVISION: Caddo Mills

LIST DATE: 03/06/2026

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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
- LuxuryVinylPlank

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 

PHONE: 903.357.1777

BROKERED BY: Better Homes & Gardens, Winans