

CENTURY 21

Judge Fite Company



595 COUNTY ROAD 2870

HONEY GROVE, TX 75446



\$675,000



1,950 sqft



2 beds



3 baths

DESCRIPTION

FANNIN COUNTY BARNDOMINIUM ON 7 ACRES OF SERENE LAND WITH A 1 ACRE POND, SHOP WITH RV HOOKUP, SEPARATE RV HOOKUP, COVERED CARPORT, INGROUND STORM SHELTER, GENERATOR HOOKUP AND LUXURY FEATURES NEAR BOIS D'ARC LAKE. Experience the best of Texas country living in this 2 bedroom, 2.5 bath barndo style home featuring vaulted ceilings in the living room and kitchen, an oversized kitchen island, and a large game, family room with its own bar and half bath, which can also be converted into a bedroom or bunk room-perfect for families, guests, or vacation rental. The game room features French doors that open to a large covered attached carport, enhancing indoor-outdoor living and entertaining. The home is prewired for a future speaker system in the living room, back porch and primary bath, making it easy to add Bluetooth or whole home audio. Enjoy modern barndominium charm with the peace of rural living while still being close to conveniences. Just minutes from HWY 82, you can reach Paris, TX. or Sherman, TX. in 30-40 minutes, and the DFW Metroplex within about an hour's drive. Near the Bois d'Arc Lake, ideal for boating, fishing and weekend adventures. This property is perfect for a permanent home, vacation retreat or rental income opportunity, offering the perfect combination of luxury, space and lifestyle. Don't miss the rare opportunity to own a versatile barndominium that combines luxury living, entertainment flexibility, energy efficient systems, backup power, privacy, and recreation all in one package. Schedule a showing today to experience why this Fannin County retreat is truly one of a kind!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21199190

YEAR BUILT: 2021

COUNTY: Fannin

TRACT OR SUBDIVIION: T HOBBS

LIST DATE: 03/06/2026

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800.451.8055

AREA:

SQUARE FEET: 1,950

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 1

ACRES: 7.06

LOT SIZE (SQFT): 307,490

INTERIOR FEATURES

FIREPLACE:

- GasLog
- GreatRoom
- Propane

FLOOR COVERINGS:

- Concrete
- Laminate

APPLIANCES:

- BuiltInGasRange
- Dishwasher
- GasRange
- TanklessWaterHeater

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium
- Detached

PARKING:

- AttachedCarport
- Covered
- Driveway
- Gravel
- NoGarage

LOT DESCRIPTION:

- Acreage
- Cleared
- PondOnLot
- Sloped

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Lighting
- RainGutters
- RvHookup

SIDING:

- MetalSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces
- Propane

UTILITIES:

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

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SmokeDetectors
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LISTED BY: Vicki Rogers 

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BROKERED BY: Weichert Realtors-Solid Ground