



860 COUNTY ROAD 208
GAINESVILLE, TX 76240



\$1,650,000



4,209 sqft



4 beds



5 baths

DESCRIPTION

Just minutes from historic downtown Gainesville sits every Texan's dream. This new modern luxurious custom built home has high end finishes has to many upgrades to list, including premium appliances, quartz waterfall countertops in the kitchen, and custom cabinetry with inlay doors and drawers. Sitting on 11.4 acres, it offers a 4,029 square foot main home and a 702 square foot guest house or fourth bedroom, all under the same roofline. The main home has 4 bedrooms, 3 full baths and two half baths, office, large living room, formal dining, and a spacious open kitchen. In the living room, enjoy the cozy comfort of a gas fireplace with stone accents and the high soaring vaulted ceilings. The primary suite features an oversized shower and walk-in closet, heated tile floors, dual vanity's, and custom cabinetry. Other features include the 8 x 8 solid concrete safe room, large mudroom, covered front and back porches, front porch has an outside fireplace, and private patio off the primary set up for a hot tub. The three car oversized garage has epoxy flooring, wash sink and beautiful modern garage doors. Outside, enjoy a half-acre stocked pond with a new covered dock, a climate-controlled insulated four-bay large shop with epoxy flooring, underground safelock, bathroom, also has its own septic and RV hook up. Top it off with combination of metal roofing and F-Wave Intelligent Design 50 year class 4 roofing. Built to last, built for comfort, this home is definitely the definition of modern luxury, function, and Texas charm combined! This property is currently ag exempt with bees. Other upgrades include foam insulation, two tankless propane water heaters, Ring security system, 1000 gallon propane tank, Generac generator, 18 seer variable speed AC units, Sonos speakers throughout, motorized blinds, mother in law suite or guest house is 70 percent complete, just needs interior finish out. House is on co-op water and has a three stage water filtration system.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21200639

YEAR BUILT: 2025

COUNTY: Cooke

TRACT OR SUBDIVISION: Bailey Acc

LIST DATE: 03/07/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 4,209

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 2

ACRES: 11.46

LOT SIZE (SQFT): 499,197

INTERIOR FEATURES

KITCHEN:

- Generator
- AirPurifier

FIREPLACE:

- Circulating
- Decorative
- GasLog
- GasStarter
- LivingRoom
- Outside
- Propane
- Stone
- WoodBurning
- Insert

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- Range
- SomeCommercialGrade
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● ContemporaryModern● Detached	PARKING: <ul style="list-style-type: none">● AttachedCarport● AdditionalParking● Aggregate● CircularDriveway● Concrete● Covered● DoorMulti● EpoxyFlooring● Garage● GarageDoorOpener● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Cleared● PondOnLot● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Metal● Other	YARD/GROUNDS: <ul style="list-style-type: none">● OutdoorGrill● OutdoorKitchen● RainGutters● RvHookup● Storage	SIDING: <ul style="list-style-type: none">● Brick● StoneVeneer
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● EnergyStarAccaRsiQualifiedInstallation● EnergyStarQualifiedEquipment● Fireplaces● Propane● RadiantFloor	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● InLawFloorplan● KitchenIsland● Loft● OpenFloorplan● SmartHome● VaultedCeilings● WiredForData● WalkInClosets● WiredForSound● AirFiltration	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● FireAlarm● SecurityLights
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