

CENTURY 21

Judge Fite Company



516 SPRING TOWN ROAD

VAN ALSTYNE, TX 75495



\$1,100,000



2,498 sqft



4 beds



4 baths

DESCRIPTION

Welcome to the perfect blend of luxury and peaceful country living. Situated on 13.4 breathtaking acres, this custom-built estate offers the serenity of wide-open spaces paired with the comfort and quality of a thoughtfully designed home. Built in 2016, the home features soaring ceilings, expansive windows that capture stunning views of the surrounding countryside, and an open-concept layout ideal for everyday living and entertaining. At the heart of the home is a spacious kitchen featuring granite countertops, stainless steel appliances, a large walk-in pantry, and both a breakfast nook and formal dining area, providing plenty of space for gatherings of any size. Foam insulation throughout enhances energy efficiency, while two attic access points—including one with walk-up stairs—offer convenient and abundant storage. The home includes a private primary suite along with generously sized secondary bedrooms. Two of the secondary bedrooms feature en-suite bathrooms, providing additional comfort and privacy for family members or guests. Outside, the property continues to impress with a 60x40 barn complete with electricity, water, two oversized roll-up doors, and a 15-foot overhang—perfect for equipment storage, projects, or entertaining. Additional features include a tankless water heater, whole-home generator, and an in-ground storm shelter for added peace of mind. Enjoy evenings gathered around the custom stone fire pit while taking in panoramic views of the rolling Texas landscape. With two HVAC systems ensuring year-round comfort, this property offers the perfect opportunity for those seeking a private country retreat, hobby ranch, or spacious homestead while still enjoying modern amenities.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21203677

YEAR BUILT: 2016

COUNTY: Grayson

TRACT OR SUBDIVIION: G-1346

LIST DATE: 03/13/2026

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800.451.8055

AREA:

SQUARE FEET: 2,498

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 13.45

LOT SIZE (SQFT): 585,707

INTERIOR FEATURES

KITCHEN:

- Generator

FIREPLACE:

- Propane

FLOOR COVERINGS:

- Carpet
- Concrete

APPLIANCES:

- DoubleOven
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Southwestern● Detached	PARKING: <ul style="list-style-type: none">● CircularDriveway● Garage● Gated● RvCarport	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Lawn● Landscaped● Pasture● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Deck● FirePit	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● Electric● PartialCross

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets
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LISTED BY: Valerie Whitehill 

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BROKERED BY: Crew Real Estate LLC