

CENTURY 21[®]

Judge Fite Company



1500 EDEN RIDGE

CELINA, TX 75009



\$4,200,000



1 acres

DESCRIPTION

ESTATE with STRATEGIC FLEXIBILITY awaits in the heart of North Texas' highly sought-after Collin County - perfectly positioned between future DNT, Preston Rd and I-75., 49.7 ACRES is located in rapidly expanding Celina - Anna area. ACREAGE IS VANISHING as growth moves north and sizable tracts are absorbed and subdivided. Securing 40+ contiguous acres with significant existing improvements this close to the city's expansion path is increasingly rare!! This gated 5,000 sq ft country estate rests on 49.7 serene acres, offering sweeping views of a pool-spa and beautifully stocked 7-acre shared lake that feels like your own private escape. Inside, the main floor welcomes you with a gourmet kitchen, a spacious primary suite with a cozy fireplace and sitting area, and an inviting gathering room complete with a walk-in wet bar and fireplace. A richly paneled library - also with its own fireplace - provides an inspiring space for a home office or an additional bedroom. Upstairs, two charming bedrooms open to a balcony overlooking expansive, breathtaking vistas. Across the port-cochere, guests can enjoy a private 2BR-1BA guest house with its own living area and kitchenette—perfect for family, extended stays, or income-producing potential. The property also includes a 3-bedroom manufactured home ideal for a caretaker. Equestrians will appreciate the impressive 300 ft Morton barn with 40 stalls, a temperature- controlled lounge with kitchenette, office, and full bathroom, plus a connected, covered and lighted 80x160 arena. An additional 90x180 outdoor lighted arena offers even more space for training and events. Currently operating as an income-producing full-care horse facility. Whether you're seeking a personal sanctuary, a thriving business venture, or both—this estate offers unmatched possibility wrapped in peaceful Texas charm. NOTE: ASK agent about additional unlisted tracts of adjacent land for purchase!

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21207557

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVIION: ABS A0012 Thomas Allen Survey Tract

LIST DATE: 03/14/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 49.7

LOT SIZE (SQFT): 2,164,932

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Landscaped
- Pasture
- RollingSlope
- ManyTrees
- SprinklerSystem

YARD/GROUNDS:

- Balcony
- Lighting
- OutdoorGrill
- PrivateEntrance
- PrivateYard
- RainGutters

FENCING:

- CrossFenced
- Fenced
- Full
- Gate
- Metal
- Other
- Pipe

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - Propane
 - None
 - OverheadUtilities
 - SeparateMeters
 - SewerNotAvailable
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jane Mercer 

PHONE: 469.993.3121

BROKERED BY: Keller Williams Prosper Celina