

CENTURY 21[®]

Judge Fite Company



1847 COLE ROAD

VAN ALSTYNE, TX 75495



\$440,900



2,624 sqft



4 beds



4 baths

DESCRIPTION

RISLAND HOMES 3207-A home design. This 4-bedroom, 3.5-bath home sits near a quiet cul-de-sac in the desirable Mantua community and backs to a common area with no neighbor behind you. The spacious floor plan includes two bedrooms with ensuite baths on the main level, including a luxurious primary suite plus an additional suite that is ideal for guests or a mother-in-law suite. The open-concept design offers abundant natural light and comfortable living spaces, while the upstairs game room provides a great place to relax or entertain. Mantua amenities include a resort-style pool, pickleball courts, walking trails, tetherball, a dog park, half-court basketball, multiple playgrounds, community gardens, and year-round events. Do not miss this opportunity. Contact the sales manager today to schedule your private tour.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21214533

YEAR BUILT: 2024

COUNTY: Grayson

TRACT OR SUBDIVIION: Mantua Point

LIST DATE: 03/21/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 2,624

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.14

LOT SIZE (SQFT): 6,098

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dryer
- Dishwasher
- ElectricWaterHeater
- Disposal
- GasRange
- Microwave
- PlumbedForGas
- Refrigerator
- VentedExhaustFan
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener

LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees
- ZeroLotLine

ROOF TYPE:

- Composition

YARD/GROUNDS:

- RainGutters

SIDING:

- Brick
- WoodSiding

POOL TYPE:

- None
- Community

FOUNDATION:

- Slab

FENCING:

- Wood
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- WalkInClosets

SECURITY FEATURES:

- SecuritySystem
- FireAlarm
- SmokeDetectors

COMMUNITY:

- Clubhouse
- Other
- Playground
- Pickleball
- Pool
- TrailsPaths
- CommunityMailbox
- Curbs
- Sidewalks

LISTED BY: Carole Campbell 

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BROKERED BY: Colleen Frost Real Estate Serv