

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4490 COUNTY ROAD 2615

BONHAM, TX 75418



\$785,000



2,830 sqft



3 beds



2 baths

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## DESCRIPTION

Tucked away down a private country lane and surrounded by open Texas landscape, this turnkey 6-acre property offers the kind of comfort, functionality, and versatility acreage buyers are often searching for—but rarely find already in place. From the lagoon-style Pebble Tec pool and fully stocked private pond to the open pasture, equestrian-ready barn, and direct side-by-side access to Bois d'Arc Lake, this property delivers a lifestyle that is ready to enjoy from day one. The home features approximately 2,830 square feet with 3 bedrooms, 2 full baths, a dedicated office, and 2 spacious living areas. Fresh interior paint enhances the bright, move-in ready feel, while vaulted wood ceilings and a gas fireplace create a warm and inviting main living space open to the kitchen. The second living area offers both interior access and a private exterior entrance, providing flexibility for guests, work, hobbies, or multi-use living. The primary suite includes 3 closets and an updated bath with designer ceramic flooring and a jetted soaking tub. Outdoors, a covered patio opens to the pool area, while the land offers room to relax, work, and enjoy the outdoors. Equestrian improvements include 3 oversized 24x24 stalls designed for larger horses, cement flooring, upgraded comfort matting, barn power and water, and a fenced chicken coop. Additional features include a powered metal container ideal for a workshop or creative space, storage for farm equipment, a storm shelter, and a carport for up to 3 large vehicles. A rare offering of this caliber, this is the kind of acreage property that is best experienced in person to fully appreciate its setting, versatility, and thoughtful improvements. Schedule your private showing and come take it all in for yourself. You may notice rooms which are staged for your own decorating vision. The stalls also have an attached shop which will be available at showings. The property is serviced by an aerobic septic system.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21216700

**YEAR BUILT:** 2004

**COUNTY:** Fannin

**TRACT OR SUBDIVISION:** J Windle

**LIST DATE:** 04/23/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,830

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 6

**LOT SIZE (SQFT):** 261,360

## INTERIOR FEATURES

### KITCHEN:

- FarmEquipment

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal

### FIREPLACE:

- GasLog
- GasStarter

### VIRTUAL TOUR:

- [View virtual tour](#)

### FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Ranch</li><li>● Traditional</li><li>● Detached</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● CircularDriveway</li><li>● Covered</li><li>● Carport</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● Cleared</li><li>● Lawn</li><li>● Landscaped</li><li>● Pasture</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Deck</li><li>● DogRun</li><li>● Lighting</li><li>● PrivateEntrance</li><li>● PrivateYard</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Rock</li><li>● Stone</li><li>● WoodSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● InGround</li><li>● Pool</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● CrossFenced</li><li>● Fenced</li><li>● FrontYard</li></ul>


## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● CedarClosets</li><li>● CathedralCeilings</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● SmartHome</li><li>● CableTv</li><li>● WiredForData</li><li>● NaturalWoodwork</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

**LISTED BY:** Amy Jacobs   
● Fenced Yard  
● Lake  
**PHONE:** 214.529.2641  
● Gated

**BROKERED BY:** Berkshire HathawayHS PenFed TX