

CENTURY 21[®]

Judge Fite Company



330 CHARLIE JOSEPH DRIVE

VAN ALSTYNE, TX 75495



\$999,500



2,985 sqft



4 beds



3 baths

DESCRIPTION

Rare opportunity to own a stunning modern farmhouse on a 1.03-acre lot in the highly sought-after Blue Hills of Van Alstyne. This property offers a peaceful, country feel while being conveniently located just minutes from major highways and downtown Van Alstyne. Located outside city limits and zoned to highly rated Van Alstyne ISD. Built in 2023, this like-new home features 4 bedrooms, 3 full bathrooms, a dedicated office, and a formal dining room. The open-concept layout is filled with natural light and enhanced by decorative lighting and light-toned flooring throughout. The spacious living room includes wood beam accents, a floor-to-ceiling decorative electric fireplace, and surround sound is already pre-wired and ready for install. The kitchen offers Knotty Alder cabinetry, quartz countertops, and electric appliances. The home also includes an owned propane tank servicing the tankless water heater and future pool stub-out. Split bedroom arrangement provides privacy. Three secondary bedrooms are located on one side of the home, along with a full bathroom and a Jack-and-Jill bathroom. The primary suite is situated on the opposite side and features direct access to the back patio and a spa-like ensuite bath with separate vanities, dual closets, a walk-in shower, and a soaking tub. One of the primary closets connects to a large laundry room with built-in cabinetry, backsplash, a farmhouse sink, and space for an additional area for a 2nd refrigerator. An oversized pantry is located behind a sliding barn door. The home also includes a 3-car garage and behind a hidden door you will find a staircase that leads up to the 2nd story attic area of 726 sq ft that has been prepped for future 2nd story use if you ever wish to add on. The 1.03-acre lot features professional landscaping, a sprinkler system, and an aerobic septic system. Plenty of space to add a shop, pool, or additional outdoor living features. HOA is \$650 annually.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21216897
YEAR BUILT: 2023
COUNTY: Grayson
TRACT OR SUBDIVIION: BLUE HILLS OF VAN ALSTYNE
LIST DATE: 04/10/2026

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800.451.8055

AREA:
SQUARE FEET: 2,985
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 0
ACRES: 1.03
LOT SIZE (SQFT): 44,866

INTERIOR FEATURES

FIREPLACE:

- Electric
- LivingRoom

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank
- Tile

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- TanklessWaterHeater

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Farmhouse● Modern● Detached	PARKING: <ul style="list-style-type: none">● Driveway● Garage● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Cleared● InteriorLot● Lawn● Landscaped● Level● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● None

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● Pantry● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
COMMUNITY: <ul style="list-style-type: none">● CommunityMailbox	

LISTED BY: Shayla Eadler 

BROKERED BY: Ten Twenty Realty LLC