

CENTURY 21[®]

Judge Fite Company



3829 FM 896

LEONARD, TX 75452



\$824,900



2,710 sqft



4 beds



3 baths

DESCRIPTION

A rare North Texas opportunity on over 20 ± ACRES in Leonard. Tucked away at the end of a private drive, this updated modern farmhouse offers privacy, flexibility, and long-term potential. The property spans seven platted lots, giving you options—enjoy all 20+ acres as a private retreat or sell individual lots in the future. The home has been extensively renovated and is move-in ready. Updates completed in April 2025 include a new roof, fully remodeled kitchen, utility room, and all three full baths, fresh interior paint, and new exterior siding. Inside, cathedral ceilings and abundant natural light create an open, comfortable feel. The kitchen features quartz countertops, stainless steel appliances, updated fixtures, and a built-in wine refrigerator. The main level offers a spacious living area with fireplace, dedicated dining, media room, oversized utility room, and a private primary suite with ensuite bath. A secondary bedroom and full bath downstairs provide ideal guest or multigenerational flexibility. Upstairs includes two additional bedrooms, a full bath, and a hidden bonus space behind a bookshelf—perfect for storage, a reading nook, or play space. Outside, the land is the highlight. Partially wooded with rolling terrain, the property offers room for livestock, recreation, or simply space to enjoy. Features include a covered front porch with swing, fire pit, garden area with drip irrigation, and ample parking for RVs and boats. Private, updated, and versatile—this is country living with real options.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21217832

YEAR BUILT: 1999

COUNTY: Fannin

TRACT OR SUBDIVIION: Valley Creek Country Estates

LIST DATE: 03/25/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 2,710

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 20

LOT SIZE (SQFT): 871,200

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasStarter
- LivingRoom
- Propane
- Stone

FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile
- Wood

APPLIANCES:

- Dryer
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasRange
- GasWaterHeater
- Microwave
- Refrigerator
- Washer
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Craftsman● Farmhouse● Modern● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AttachedCarport● Covered● Carport● Driveway● RvCarport● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Landscaped● RollingSlope● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Garden● Lighting● Storage	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● Propane	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">● Chandelier● CathedralCeilings● DecorativeDesignerLightingFixtures● EatInKitchen● GraniteCounters● HighSpeedInternet● OpenFloorplan● Pantry● CableTv● VaultedCeilings● NaturalWoodwork● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● SmokeDetectors
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LISTED BY: John Thomas 

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BROKERED BY: Keller Williams Rockwall