

# CENTURY 21

Judge Fite Company



1933 VZ COUNTY ROAD 2721

MABANK, TX 75147



\$1,695,000



3,433 sqft



5 beds



4 baths

## DESCRIPTION

Vine & Branch Ranch has also become a well-loved site for weddings and family gatherings and photos. Its and excellent location, near HWY 198 and HWY 175 only 45 minutes from the DFW Metroplex, makes this an ideal setting for an Event Center or Winery. A Countryside Dream Estate, Over Twenty Acres of Pure Texas Living! Welcome to your retreat located in the quiet countryside, where almost twenty AG-exempt acres bring together natural charm and upscale comforts. Open pastures, grand oaks, and calm ponds set the stage for a lifestyle of tranquility, recreation, and opportunity. A picturesque tree-lined driveway leads past your private vineyard to a fully updated home, designed with meticulous care. The charming brick house boasts high-end finishes, large windows that welcome sunlight, a cozy living room with a fireplace, and a farmhouse-style kitchen. Spa-inspired bathrooms, along with rooms for crafting or media, extra storage add even more character. The main house includes 3 bedrooms with oversized walk-in closets, a loft and 2 bathrooms with a connected 3-car garage. A separate one-bedroom, one-bath guest home (900sf) comes complete with its own kitchen and generous living area, making it ideal for guests or creative pursuits. Venture outside to find a Field of Dreams – your private baseball field and lighted basketball court, perfect for family activities or evening practices. Take a dip in the sparkling pool or unwind in the hot tub, surrounded by expansive covered decking and patio spaces, ideal for gatherings. Wine enthusiasts will be delighted by the irrigated and carefully tended grapevines with over 700 plants.

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

**MLS STATUS:** Active

**MLS:** 21225424

**YEAR BUILT:** 1997

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** No

**LIST DATE:** 04/01/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,433

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 20.54

**LOT SIZE (SQFT):** 894,722

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- Combination
- CeramicTile
- Hardwood

### APPLIANCES:

- Dishwasher
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Driveway
- Garage
- OnSite
- Private
- OnStreet

### LOT DESCRIPTION:

- Acreage
- Greenbelt
- Pasture
- ManyTrees
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BasketballCourt

### POOL TYPE:

- InGround
- Other
- Pool

### FOUNDATION:

- Slab

### FENCING:

- BarbedWire
- ChainLink
- Pipe
- SplitRail

## UTILITIES

### UTILITIES:

- ElectricityAvailable
  - PhoneAvailable
  - SewerAvailable
  - SepticAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Other
- 

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