

CENTURY 21[®]

Judge Fite Company



1260 STACY ROAD

FAIRVIEW, TX 75069



\$1,249,000



3,640 sqft



4 beds



4 baths

DESCRIPTION

This is the opportunity you've been waiting for in highly sought-after LOVEJOY ISD! Located in the heart of Fairview, TX, mere minutes from modern amenities and DFW highways, this fully renovated ranch home sits on a spacious 2.2 acre lot without HOA restrictions, so bring your animals and your dreams! Want a barn, guest house, or an extra garage? This is the place to build them. Must comply with Fairview codes and ordinances. This home offers a rare combination of modern finishes, functional flexibility, and true freedom of use. Thoughtfully redesigned from top to bottom in 2025, the home provides a versatile layout suited for everyday living and entertaining. Open living spaces flow seamlessly into the updated kitchen, creating a bright, inviting atmosphere, while the renovation ensures move-in ready convenience with today's most desirable finishes and systems. White oak floors, high end appliances and fixtures, and Hollywood level bathrooms create a strong sense of luxury throughout the home. Step outside and the possibilities grow even further. The expansive property allows for grazing animals and chickens, making it ideal for those seeking a more rural lifestyle without sacrificing modern luxury and proximity to the city. There is ample space to create the backyard of your dreams, and with room to potentially build a second home behind the existing residence, this property offers a level of flexibility that is increasingly hard to find in Collin County. Enjoy the privacy and freedom of acreage without HOA restrictions, while still benefiting from world class schools and close proximity to local restaurants, retail, and convenient highway access. Whether you're looking for space to grow or a property that can adapt to your long-term vision, this one delivers. Move-in ready, fully renovated, and packed with potential, this is a rare chance to own a versatile property in one of the most desirable school districts in North Texas. Come experience it for yourself!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21228219

YEAR BUILT: 1981

COUNTY: Collin

TRACT OR SUBDIVIION: Fairview Farms First Sec

LIST DATE: 04/09/2026

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800.451.8055

AREA:

SQUARE FEET: 3,640

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 2.26

LOT SIZE (SQFT): 98,663

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- GasStarter
- LivingRoom
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- ConvectionOven
- DoubleOven
- Dishwasher
- Disposal
- Microwave
- PlumbedForGas

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● Boat● CircularDriveway● Concrete● GarageFacesFront● Garage● GarageDoorOpener● KitchenLevel● Lighted● Oversized	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● Lawn● Landscaped● Pasture● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateEntrance	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● WroughtIron

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● Chandelier● CathedralCeilings● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Tom Grisak 

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BROKERED BY: Keller Williams Realty Allen