

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1260 STACY ROAD

FAIRVIEW, TX 75069



\$1,195,000



3,640 sqft



4 beds



4 baths

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## 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

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

## UTILITIES

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

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

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**BROKERED BY:** Keller Williams Realty Allen