

CENTURY 21[®]

Judge Fite Company



386 SCOGGINS ROAD

TIOGA, TX 76271



\$810,000



2,187 sqft



4 beds



2 baths

DESCRIPTION

Spacious country living on 5.6+ acres in Grayson County! This well-maintained 4-bedroom, 2-bath home offers over 2,100 sq ft of comfortable living space, featuring vaulted ceilings, a cozy fireplace, and an open layout designed for everyday living. The property is fully set up for those needing space, flexibility, and functionality. In addition to the main home, there is a 1400 sqft shop with 1000 sqft attached living quarters ready for your personal touch and updates—ideal for creating a guest space, office, or additional living area. Bring your RV, trailers, and equipment—this property offers 2 - 20x40 covered parking - ample room to maneuver, making it perfect for those with recreational vehicles, work trailers, or outdoor hobbies. Enjoy wide-open views, a peaceful setting, and plenty of room for animals, outdoor activities, or future expansion. With no HOA and covered parking options, you have the freedom to truly use your property the way you want. Located in Tioga ISD with convenient access to surrounding North Texas growth, this is a rare opportunity to own acreage with multiple living and working spaces.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21228433

YEAR BUILT: 2005

COUNTY: Grayson

TRACT OR SUBDIVIION: G-0545

LIST DATE: 04/06/2026

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800.451.8055

AREA:

SQUARE FEET: 2,187

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 5.61

LOT SIZE (SQFT): 244,502

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- EngineeredHardwood

APPLIANCES:

- BuiltInGasRange
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached
- Farmhouse

PARKING:

- AttachedCarport
- AdditionalParking
- Boat
- Carport
- Guest

LOT DESCRIPTION:

- Acreage

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES


UTILITIES:

- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- VaultedCeilings
 - WalkInClosets
-

LISTED BY: Suzanne Swaney 

PHONE: 214.334.8492

BROKERED BY: Crew Real Estate LLC