

# CENTURY 21

Judge Fite Company



3633 FM 3133

VAN ALSTYNE, TX 75495



\$1,395,000



2,807 sqft



3 beds



3 baths

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## DESCRIPTION

Welcome to your private country retreat- where charm, character and modern comfort come together on 12 plus stunning acres surrounded by mature trees and open pasture. A scenic, winding driveway with beautiful wood fencing sets the tone as you arrive at this gorgeous stone-accented one-story home, offering timeless curb appeal and peaceful seclusion. Step inside to an inviting open layout featuring soaring vaulted ceilings with exposed beams, rich hardwood floors, and a floor to ceiling stone fireplace that creates a warm and impressive focal point. Natural light pours through oversized windows, bringing the beauty of the outdoor in. The fully updated kitchen is a dream, featuring custom cabinetry, sleek countertops, stainless steel appliances, and spacious island all opening seamlessly to a cozy breakfast nook with scenic view. Just of the kitchen enjoy a truly unique feature - an enclosed outdoor living space with wood beams, ambient lighting, and plenty of room for dining and entertaining year around. The Primary suite offers a relaxing retreat, with generous space with amazing master bath with 2 stylish vanities, separate shower and bathtub. Additional bedrooms provide flexibility for quests and office. Outdoor features you will love includes 12 plus acres of beautiful useful land, charming fire pit area in front of the house perfect for gathering under Texas sky, mature trees for shade and privacy, workshop barn ideal for equipment or storage, expansive open pasture perfect for animals, long private driveway with fencing which added character, 3 car garage, and much more. This property offers the ideal blend of peaceful and comfortable ranch living all within convenient reach of nearby highways, shopping and dining. A rare opportunity to own your very own slice of Texas paradise with having the benefit of AG exemption.

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**800.451.8055**

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21229305  
**YEAR BUILT:** 2005  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Mark Robert  
**LIST DATE:** 04/07/2026

**AREA:**  
**SQUARE FEET:** 2,807  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**ACRES:** 12.59  
**LOT SIZE (SQFT):** 548,246

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter

### APPLIANCES:

- Dishwasher
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached
- Farmhouse

### PARKING:

- AdditionalParking
- Garage

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Fireplaces

### UTILITIES:

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - EatInKitchen
  - Pantry
  - WalkInClosets
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**LISTED BY:** Parisa Bahmani 

**PHONE:** 214.705.1000

**BROKERED BY:** WILLIAM DAVIS REALTY