



**16159 COUNTY ROAD 347**  
WILLS POINT, TX 75169



\$699,000



3,555 sqft



4 beds



2 baths

## DESCRIPTION

Exceptional 2.83-acre property offering a rare blend of space, functionality, and refined country living, all less than an hour from Dallas. This expansive 3,500+ sq ft residence is thoughtfully designed for those who value both comfort and versatility. The property is fully equipped with a barn, substantial shop, an oversized attached 3-car garage, and an impressive 24x48 covered storage area ideal for RV, boat, or equipment storage, creating a highly functional setting with room to live, work, and enjoy. Inside, the home showcases quality finishes throughout, including granite countertops, custom cabinetry with soft-close doors and drawers, engineered hardwood flooring, and an abundant amount of closet space. Generous living spaces are complemented by a large open-concept addition perfectly suited for a home-based business, private studio, creative workspace, or extended living and entertaining area. The flexible layout offers an ideal balance of everyday comfort and specialized use. An interior above-ground storm shelter provides added safety and peace of mind while remaining conveniently accessible. This property was formerly part of a 10 MOL acre tract and was subdivided to its current 2.83 MOL acres, offering a spacious yet manageable setting. Enjoy the tranquility of rural living with no HOA. Whether you are seeking space for work, recreation, hobbies, or simply a more spacious lifestyle, this property offers a rare combination of flexibility, comfort, and freedom. MOTIVATED SELLERS - ALL REASONABLE OFFERS CONSIDERED.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21231452  
**YEAR BUILT:** 2016  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** WM H MCBEE SURV ABS #0314  
**LIST DATE:** 04/09/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,555  
**TOTAL BEDS:** 4  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 2.83  
**LOT SIZE (SQFT):** 123,274

## INTERIOR FEATURES

### FIREPLACE:

- RaisedHearth
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- AdditionalParking
- Garage
- GarageDoorOpener
- GarageFacesSide
- Boat
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- CornerLot

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- Lighting
- RainGutters
- Storage

### SIDING:

- Brick
- MetalSiding
- StoneVeneer

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Partial
- Wire

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Other

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystemOwned
  - SmokeDetectors
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**LISTED BY:** Sherry Randell 

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**BROKERED BY:** Exit Realty Pro