



1726 COUNTY ROAD 1255
SAVOY, TX 75479



\$1,100,000



4,480 sqft



5 beds



5 baths

DESCRIPTION

Exceptional modern farmhouse on 5 beautiful acres in a quiet yet convenient Savoy location. Thoughtfully designed for everyday living and elevated entertaining, this property offers approximately 4,480 square feet of total living area, including approximately 3,056 square feet in the main home, a 624 square foot guest casita, and an 800 square foot custom studio. The main home blends warmth and sophistication with exposed wood beams, whitewashed shiplap accents, quartz countertops throughout, and rich earth-tone finishes. The chef's kitchen is equipped with KitchenAid appliances, a six-burner gas range with double electric ovens, pot filler, wood-encased vent hood, butler's pantry, and a large built-in wine rack. The stunning great room features a beamed ceiling, fireplace, and views of the outdoor living area. A separate billiards room adds additional space for relaxing or entertaining. The spacious owner's suite overlooks the countryside and outdoor living area and includes a large walk-in closet, freestanding soaking tub, oversized walk-in shower, and separate vanities. The guest casita offers excellent flexibility with a full kitchen, spacious bedroom, living area, and accessibility-minded design. The custom studio includes a private office, full bath, music or media room, making it ideal for creative space, guest overflow, home business, or entertaining. Outdoor amenities are impressive with a covered living area featuring a built-in grill, refrigerator, storage, granite countertops, dining and seating areas, stained pine plank ceiling, and built-in speakers. A fenced artificial turf area provides mud-free play space for pets or kids, while the heated galvanized corrugated sheet pool and separate hot tub create a true backyard retreat. Additional features include smart home technology, built-in sound system, security cameras, Generac standby generator, four tankless water heaters, foam insulation, equipment barn and underground propane storage.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21232320
YEAR BUILT: 2024
COUNTY: Fannin
TRACT OR SUBDIVIION: James C English Surv Abs #350
LIST DATE: 04/11/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,480
TOTAL BEDS: 5
FULL BATHS: 5
HALF BATHS: 0
ACRES: 5
LOT SIZE (SQFT): 217,800

INTERIOR FEATURES

KITCHEN:

- Generator

FIREPLACE:

- GasLog
- GreatRoom
- Ventless
- Insert

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- Dishwasher
- Range
- SomeCommercialGrade

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Farmhouse
- Modern
- Detached

PARKING:

- Concrete
- Oversized
- PorteCochere
- GarageFacesSide

ROOF TYPE:

- Composition

SIDING:

- BoardAndBattenSiding

POOL TYPE:

- AboveGround
- Heated
- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces
- Propane
- Zoned

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - UndergroundUtilities
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- SecuritySystemOwned
 - SecurityGate
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LISTED BY: Kelby Shaw 

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BROKERED BY: Bois d'Arc Realty, Inc.