

CENTURY 21[®]

Judge Fite Company



2900 DEER RUN TRAIL

FARMERSVILLE, TX 75442



\$1,450,000



5,692 sqft



5 beds



4 baths

DESCRIPTION

This custom-built estate offers 4,662 square feet in the main residence with 5 bedrooms, 3.5 bathrooms, exceptional craftsmanship, and one of the most private lots in the community backing to ponds and mature trees. In addition to the main home, the separate guest house is 1030 square feet and includes an additional bedroom and full bathroom, creating flexible space for guests, multigenerational living, a private office, or fitness studio. The striking 90% stone and brick exterior is complemented by custom cedar garage doors and a rare oversized 14-foot-tall by 40-foot-long camper or boat garage designed to accommodate RVs, boats, recreational vehicles, workshop space, or additional storage. Inside, wide plank white oak hardwood floors extend throughout the entire main home alongside 8-foot doors, vaulted ceilings, and 10-foot ceilings throughout the main living areas. A custom staircase crafted with locally milled Ash wood and custom steel rod detailing creates a dramatic architectural centerpiece. The spacious living area features a custom milled cedar mantel and opens to a chef's kitchen designed for entertaining with floor-to-ceiling cabinetry, expansive storage, and a 48-inch KitchenAid gas cooktop. The primary suite and secondary bathrooms feature floor-to-ceiling tile work, upgraded deep soaking tubs, and elevated custom finishes throughout. Upstairs includes 9-foot ceilings with an additional bedroom featuring an impressive 11-foot ceiling height. Built with energy efficiency and quality construction in mind, the property includes spray foam insulation throughout both homes, attics, and all garage spaces. Every garage area has been fully finished and trimmed out for added functionality and versatility. Combining luxury construction, oversized garage capacity, premium materials, and a highly private setting with pond and tree views, this property offers a unique blend of functionality, craftsmanship, and flexible living space.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21232802

YEAR BUILT: 2023

COUNTY: Collin

TRACT OR SUBDIVIION: Deer Crossing

LIST DATE: 05/14/2026

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800.451.8055

AREA:

SQUARE FEET: 5,692

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 1

ACRES: 1.17

LOT SIZE (SQFT): 50,965

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- Disposal
- GasRange
- Microwave
- PlumbedForGas

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● DoorMulti● DoorSingle● GarageFacesFront● Garage● GarageDoorOpener● Guest● Oversized● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● CulDeSac● Lawn● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	SIDING: <ul style="list-style-type: none">● Brick● Rock● Stone	POOL TYPE: <ul style="list-style-type: none">● None
FOUNDATION: <ul style="list-style-type: none">● Slab		

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● Propane● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● Chandelier● CathedralCeilings● DecorativeDesignerLightingFixtures● DoubleVanity● GraniteCounters● InLawFloorplan● KitchenIsland● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● SmokeDetectors
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LISTED BY: Pam Matlock 

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BROKERED BY: Matlock Real Estate Group