

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2523 COUNTY ROAD 3303

GREENVILLE, TX 75402



\$675,000



2,209 sqft



4 beds



3 baths

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## DESCRIPTION

Stop taking vacations - start living in one! Don't miss this opportunity to own this fully updated Modern Farmhouse home, set on 6.78 acres and featuring an incredible backyard oasis with a private pond. Currently operating as an active Airbnb and available for sale fully furnished or unfurnished, this home offers the perfect blend of luxury, privacy, and versatility. Perfect for investors seeking a turnkey Airbnb or for families looking for a move-in ready property, this 2,209 SF home offers 4 bedrooms, 2.5 stunning bathrooms, a 6-car garage, and a 2-car carport. Located just about an hour from DFW, it provides convenient access to city amenities while offering the peace and privacy of country living. Fully renovated from top to bottom, this home showcases an exceptional blend of elegance, comfort, and modern sophistication, with major upgrades including plumbing and electrical for added peace of mind. Step inside to a bright, open-concept layout filled with natural light, where the main living area flows seamlessly into a stylish dining space and a gourmet kitchen featuring stainless steel appliances, quartz countertops, and designer lighting, ideal for both everyday living and entertaining. The primary suite offers a private retreat with a spa-inspired bathroom designed for ultimate relaxation. 3 additional bedrooms share a beautifully updated full bath, providing flexibility for guests, family, or short-term rental use. Step outside to a truly exceptional outdoor setting featuring a heated spa, custom-built fire pit, new pergola, and amazing views of your private pond with a deck. Whether hosting gatherings or enjoying peaceful evenings under the Texas sky, this property delivers an unmatched lifestyle with endless possibilities. Don't miss your chance to own your own slice of Texas paradise with sweeping panoramic views, delivering the perfect balance of privacy and lifestyle. Schedule your private tour today!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21232939

**YEAR BUILT:** 1986

**COUNTY:** Hunt

**TRACT OR SUBDIVIION:** MCGREW JOHN

**LIST DATE:** 04/11/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,209

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 6.93

**LOT SIZE (SQFT):** 301,870

## INTERIOR FEATURES

### FIREPLACE:

- FreeStanding

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- Disposal
- Microwave

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Carport</li><li>● Driveway</li><li>● Garage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● IrregularLot</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Barbecue</li><li>● FirePit</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● ChainLink</li></ul>	

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## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Lake</li></ul>
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**LISTED BY:** Yaron Yashar 

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**BROKERED BY:** Fathom Realty, LLC