



**175 PORTER ROAD**  
BARTONVILLE, TX 76226



\$1,100,000



2,621 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to your storybook country escape featuring 4 beds plus an office, 3 full baths and 3 living areas (one would make the perfect mother-in-law set up). Where the sky stretches wide, animals roam happily & there is space to breathe. Nestled on 2.152 breathtaking, tree-filled acres in Denton County, with 1.652 acres AG exempt, this enchanting property represents not just living, but belonging. Whether you're a hobby farmer, equestrian, or simply craving peace, this home offers the perfect blend of modern farmhouse living & rural amenities. Be greeted by a covered front porch and pond, made for slow sips, sunsets & stories shared. The entrance is flanked by an office with French doors & spacious dining with built-ins. Plantation shutters & farmhouse-inspired luxury vinyl floors add charm & elegance. Watch animals run free through the farmhouse sink window in the kitchen that boasts granite, stainless appliances, a pot filler, appliance garage, double ovens (conv. microwave), custom pull-out pantry & coffee bar+insta-hot water. Main living frames the unforgettable, panoramic views of the back patio & entertaining space with a built-in prep station for your grill, made for cookouts & star-lit conversations. Primary bed features an oversized tiled shower, 2 granite vanities & a two-compartment walk-in closet, one can double as a storm shelter. Laundry with sink & cabinets tucked behind a barn door. This home has a private wing that includes another living, full bath with walk-in shower, walk-in closet & access to garage, backyard & drop zone area. While currently open, it's framed for a future privacy wall, should separation be desired which would create the perfect MIL suite. 26x24 epoxy-finished garage has oversized 8 ft. door. Land is fully pipe fenced & features a 31x40 barn with 4 stalls, 1 outfitted for animals. Barn includes full electric, 220 outlet, stained concrete floors, 18 ft. overhead door & drive-through access for vehicles 30ft. long & 18ft. high.

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

**MLS STATUS:** Active

**MLS:** 21237310

**YEAR BUILT:** 2016

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Contrary Creek Add

**LIST DATE:** 04/24/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,621

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 2.15

**LOT SIZE (SQFT):** 93,741

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

### APPLIANCES:

- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricCooktop
- Disposal

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Modern</li><li>● Traditional</li><li>● Detached</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● DoorSingle</li><li>● Driveway</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li><li>● GarageFacesSide</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Pasture</li><li>● PondOnLot</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li><li>● RvHookup</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Rock</li><li>● Stone</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>● Pipe</li></ul>

---

## 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>● SepticAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
--	---

---

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>
--

---

**LISTED BY:** Beth Gaskill 

**PHONE:** 469.951.7493

**BROKERED BY:** Keller Williams Realty-FM