

CENTURY 21

Judge Fite Company



2842 OLD BOYCE ROAD

WAXAHACHIE, TX 75165



\$2,200,000



4,089 sqft



4 beds



4 baths

DESCRIPTION

Enjoy FISHING, FOUR-WHEELING, & FANTASTIC SUNSETS at your very own HOME!! This AMAZING property is beautifully situated on 49+ fenced acres and features 2 stocked ponds (Bass & Perch), a 40x40 Metal Barn, a 20x50 RV Cover with full hookups, an 18,000 gallon in-ground pool with a waterfall feature, and a STUNNING 4,089 square foot 4 bedroom-4 bathroom HOME. The WOW FACTORS start at the front exterior of the house with the stacked stone accents, the Copper window awning and the covered porch where you can sit, relax & enjoy pond views. Once inside you will be instantly impressed with custom features including crown molding, built-in cabinetry, & reclaimed solid wood floors. A generous dining room and private study are located off the welcoming entryway. An open concept layout then leads to the cozy living room with a stone fireplace and an adjoining chef's kitchen that offers 42 inch cabinets, granite countertops, tumbled marble backsplash, gas range and a custom island with a Mesquite Wood countertop. Just off the kitchen is a massive sunroom with tons of windows that overlook the property's acreage. The primary bedroom is located downstairs and includes crown molding and plush carpet. The primary bathroom is a spa-like retreat with a jetted tub, separate vanities, custom shower and an oversized closet with built-in cabinetry. Upstairs the wow factors continue with a dedicated media room, large office space and oversized bedrooms. The outside spaces are just as impressive and include a fabulous Cabana with fireplace, fishing pier, and a new architectural shingle roof. The 3-car garage has epoxy floors and plenty of storage while the 40x40 barn has 15' covered extensions on either side. There is also an AG Exemption for hay cutting. Conveniently located in Waxahachie and only minutes from Dallas, this ONE-OF-A-KIND property provides a Rare Opportunity to live the country life on your own peaceful ranch but still be close enough to enjoy the city life when you want to!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21241211

YEAR BUILT: 2005

COUNTY: Ellis

TRACT OR SUBDIVIION: G Carpenter

LIST DATE: 04/18/2026

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800.451.8055

AREA:

SQUARE FEET: 4,089

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 49

LOT SIZE (SQFT): 2,134,440

INTERIOR FEATURES

KITCHEN:

- HomeTheater

FIREPLACE:

- LivingRoom
- RaisedHearth
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Combination
- CeramicTile
- Hardwood

APPLIANCES:

- BuiltInGasRange
- Dishwasher
- Disposal
- GasWaterHeater
- Microwave
- TanklessWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Traditional
- Farmhouse

PARKING:

- AdditionalParking
- Covered
- Driveway
- EpoxyFlooring
- Garage
- GarageDoorOpener
- Gravel
- Gated
- InsideEntrance
- Lighted
- Oversized
- RvCarport
- GarageFacesSide
- Storage
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Landscaped
- Level
- Pasture
- PondOnLot
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition
- Metal
- Mixed

YARD/GROUNDS:

- Lighting
- OutdoorLivingArea
- PrivateYard
- RainGutters
- Storage

SIDING:

- Rock
- Stone
- WoodSiding

POOL TYPE:

- Cabana
- Gunitite
- InGround
- OutdoorPool
- Pool
- Waterfall
- WaterFeature

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Propane
- Zoned

UTILITIES:

- MunicipalUtilities
 - SepticAvailable
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- CentralVacuum
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SmokeDetectors

LISTED BY: Beth Kelly 

PHONE: 817.647.5098

BROKERED BY: Kind Realty