

# CENTURY 21<sup>®</sup>

Judge Fite Company



2180 COUNTY ROAD 237  
GAINESVILLE, TX 76240



\$949,000



2,830 sqft



4 beds



4 baths

## DESCRIPTION

Follow your dreams and turn them into reality on this extraordinary 13.5-acre AG EXEMPT property, where possibilities are endless. Offering the rare flexibility to build multiple homes, create a private family compound, or design the retreat you've always envisioned, this one of a kind property combines freedom, function, and luxury country living. The land is unzoned and features multiple electrical services with three 200AMP breaker panels, providing ample capacity for an oversized garage, workshop, or ADU. A large aerobic septic system, private well with automatic pump system, RV septic hookup, and propane tankless water heaters provide low maintenance utilities. Escape to the perfect blend of luxury and country living with this stunning modern farmhouse, set amid sweeping hay fields. The expansive front porch creates unforgettable curb appeal and welcomes you home from the moment you arrive. Inside, soaring vaulted ceilings, sun filled spaces, and an impressive open layout welcome you home. With 4 spacious bedrooms and 4 beautifully designed bathrooms, there's room for both everyday comfort and effortless entertaining. Oversized windows frame breathtaking countryside views while flooding the interior with natural light. Every detail reflects rustic elegance, from warm finishes to airy, flowing spaces. Step onto the back porch to savor peaceful mornings, evenings, and uninterrupted views of your private acreage. The land is fully fenced ideal for cattle, horses, or recreation. In addition to the tranquil setting, you're just minutes from Gainesville and I-35, Lake Ray Roberts and less than an hour from Lake Texoma. Whether you're seeking a full time residence, weekend escape, or multigenerational homestead, this property offers the rare opportunity to live beautifully and freely under wide open Texas skies. Showings to begin Saturday, April 25th.

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

**MLS STATUS:** Active

**MLS:** 21245236

**YEAR BUILT:** 2024

**COUNTY:** Cooke

**TRACT OR SUBDIVIION:** Whitesides Z & Wh

**LIST DATE:** 04/23/2026

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 2,830

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 13.5

**LOT SIZE (SQFT):** 588,060

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- WoodBurning

### APPLIANCES:

- BuiltInGasRange
- ConvectionOven
- ElectricOven
- GasCooktop
- Microwave
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse
- Modern
- Detached

### PARKING:

- Driveway
- RvAccessParking

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Deck

### POOL TYPE:

- None

### FENCING:

- Fenced

## UTILITIES

### UTILITIES:

- SepticAvailable
  - WaterAvailable
  - CableAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings

### SECURITY FEATURES:

- SmokeDetectors
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**LISTED BY:** Natalie Precht 

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**BROKERED BY:** Coldwell Banker Apex, REALTORS