

# CENTURY 21<sup>®</sup>

Judge Fite Company



7944 CR 669  
BLUE RIDGE, TX 75424



\$585,000



2,191 sqft



3 beds



2 baths

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## DESCRIPTION

Presenting 7944 CR 669, Blue Ridge, TX USA. the perfect combination of a modern Texas farmhouse, on 5.24 acres, with NO Deed Restrictions, complete with a 30x30 workshop and a big tank. Location is important and you are positioned in Blue Ridge ISD, between Farmersville and Blue Ridge, close to State Highway 78, and an easy commute into the Sherman technology corridor, McKinney or DFW. Step inside to the expansive vaulted ceilings, showcasing wood rafters and a central brick fireplace. Yes, it's hot outside today, but you will appreciate the easy to use gas fireplace come winter. Turn the corner and relax in the massive primary bedroom, complete with an ensuite bathroom, offering a whirlpool tub, dual copper sinks and a walk-in custom shower. The kitchen showcases a copper farm sink, generous cabinets, wood counters and a gas stove. The second bedroom is a suite with access to the adjacent bathroom. Since the home is one and a half stories, you can escape upstairs to the secluded third bedroom. You will appreciate the spray foam insulated walls, a tankless hot water system and an attic with wood floors for extra storage. The recently built 30x30 workshop, on a concrete pad, with roll-up doors, is ready for your truck, tractor and side-by-side. Step outside onto the oversized front and back porches, enjoy the cooking shed and fenced backyard. The picture- perfect land is perimeter fenced on three sides, and boasts a nearly half acre stocked pond. So, bring your fishing pole. Your cows will love it here. You don't have a cow, well, maybe you need one. NO Deed Restrictions. NO Floodplain. The desirable Wilson Clay and Crocket Soils are rated for grazing through limited farming. Information is deemed reliable but Buyer should perform due diligence.

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

**MLS STATUS:** Active

**MLS:** 21245451

**YEAR BUILT:** 2016

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Sunset Hills

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,191

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 5.23

**LOT SIZE (SQFT):** 227,993

## INTERIOR FEATURES

### FIREPLACE:

- Den
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- Concrete

### APPLIANCES:

- Dishwasher
- GasRange

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Detached
- Farmhouse

### PARKING:

- CircularDriveway

### LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot

### ROOF TYPE:

- Shingle

### YARD/GROUNDS:

- PrivateEntrance

### SIDING:

- FiberCement

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- GraniteCounters
  - OpenFloorplan
  - VaultedCeilings
  - NaturalWoodwork
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**LISTED BY:** Travis Hunt 

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**BROKERED BY:** Texan Team