



7987 STATE HIGHWAY 78 HIGHWAY S
LEONARD, TX 75452



\$875,000



2,531 sqft



4 beds



4 baths

DESCRIPTION

Spacious country property offering versatility, functionality, and room to grow, all set on a well-equipped ranch-style setting. This home features a thoughtfully designed layout with multiple flexible spaces, including a sunroom that can easily serve as an office, and a unique sewing room tucked within one of the bedrooms—perfect for hobbies or additional storage. The kitchen is enhanced with a double pantry, providing ample storage and convenience for everyday living and entertaining. A private in-law suite with its own separate access offers an ideal setup for guests, extended family, or potential rental use. The property is equipped with a propane tank servicing the ranch, adding efficiency and practicality. The attached 2-car garage includes an oversized bay capable of fitting a full-size dually truck—an excellent feature for those needing extra space for larger vehicles or equipment. One of the standout features is the impressive shop, approximately 75x40, with an interior space around 40x60, large enough to accommodate an RV and boat. The shop is also roughed for plumbing, offering endless potential for customization or expansion. Additional highlights include windows that have been updated within the last 4–5 years, enhancing energy efficiency and overall comfort. Furniture is negotiable and available for purchase, providing a turnkey opportunity if desired. This property combines functionality, flexibility, and rural charm—perfect for those seeking space both inside and out. Square footage, room dimensions, and all property details are approximate and subject to verification by buyer and buyer's agent.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21248883
YEAR BUILT: 2002
COUNTY: Fannin
TRACT OR SUBDIVIION: Elias M Eubanks Surv Abs #343
LIST DATE: 04/23/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 2,531
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 1
ACRES: 12
LOT SIZE (SQFT): 522,720

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- Wood

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Microwave
- PlumbedForGas

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- MidCenturyModern
- Modern
- Ranch
- Traditional
- Detached
- Farmhouse

PARKING:

- AdditionalParking
- EpoxyFlooring
- Enclosed
- GarageFacesFront
- Garage

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot
- ManyTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Dock
- Garden
- OutdoorLivingArea

SIDING:

- Brick

POOL TYPE:

- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces

UTILITIES:

- ElectricityAvailable
 - SepticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- GraniteCounters
- InLawFloorplan
- MultipleStaircases
- Pantry
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- FireAlarm
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LISTED BY: Isabella Gainsborough 

BROKERED BY: Agency Dallas Park Cities, LLC