

# CENTURY 21<sup>®</sup>

Judge Fite Company



7987 STATE HIGHWAY 78 HIGHWAY S  
LEONARD, TX 75452



\$860,000



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

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**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