

CENTURY 21

Judge Fite Company



796 VZ COUNTY ROAD 1922

FRUITVALE, TX 75127



\$975,000



3,148 sqft



4 beds



3 baths

DESCRIPTION

Come see what makes this 22-acre property so special. 1:15 from Dallas lies this turn-key home and secluded ranch property with a rare balance of trees and pasture. Fully fenced. Ag-timber tax exempt. 7-acre pasture with fertile sandy loam soil and room for grazing and gardening, dotted with 200-year-old oak trees and a pond that reflects the sunset. Your own oak forest with abundant wildlife, muscadines, and beautyberries. Meticulously maintained home nestled in complete privacy. Upon entering the property, the winding drive leads you into the arching tree canopy where birds sing, light dances, and the breeze plays. When the forest parts, the home is revealed. A haven that sits in Quietness. Custom 4 bed, 2.5 bath, 3,148 sq ft home featuring 10 ft ceilings, 2 living rooms, 2 fireplaces, walk-in closets, thick mouldings, ceramic flooring, artisan herringbone brickwork, knotty alder doors and cabinets, high-end appliances, gas cooktop, double convection ovens, instant hot water dispenser, granite, rose-view primary suite with ensuite soaking tub and waterfall shower, spray foamed attic, wired security system, tankless hot water heater, exterior gas hookup for grilling or firepit, large paved patio by the rose garden, lockable, gated saltwater pool with waterslide, 7-ft deep end, and river rocks. And more. See the video tour! Nature views shine through windows that never need covering. Retire to the library, the great room with a grand 14 ft fireplace, or the sheltered screened porch made for year-round comfort. Outside beds are a hummingbird's delight, resplendent with roses and a profusion of carefully cultivated perennials that wrap around the home. Rest on the porch swing or walk on your own private trails. On summer nights, swim under a blanket of bright stars as the forest comes alive with twinkling fireflies, and the call of whippoorwills echo through the darkness. Your own Restful Retreat.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21250373

YEAR BUILT: 2016

COUNTY: Van Zandt

TRACT OR SUBDIVIION: Wild Willies II Mountain Ph IV

LIST DATE: 04/25/2026

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800.451.8055

AREA:

SQUARE FEET: 3,148

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 1

ACRES: 22

LOT SIZE (SQFT): 958,320

INTERIOR FEATURES

FIREPLACE:

- GasLog
- GasStarter
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Tile

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TrashCompactor
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Farmhouse	PARKING: <ul style="list-style-type: none">● NoGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● Cleared● PondOnLot● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● Gunit● InGround● Pool● SaltWater● WaterFeature	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Electric● HeatPump	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● SepticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● HighSpeedInternet● VaultedCeilings	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● SecuritySystem● SmokeDetectors● SecurityLights
COMMUNITY: <ul style="list-style-type: none">● Gated● Other	

LISTED BY: Jack McLemore 

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BROKERED BY: Listing Results, LLC