



12900 FM 121
VAN ALSTYNE, TX 75495



\$1,749,900



8,454 sqft



6 beds



4 baths

DESCRIPTION

This magnificent estate is set on the backdrop of 4 lush acres and delivers a scale of living rarely found. This paradise awaits your decorative vision and personal finishing touches to make it entirely your own. The spacious kitchen features an abundance of custom cabinets, generous walk-in pantry, a large center island, and a sun-drenched breakfast nook. Multiple living spaces stand ready for occasions that call for time with loved ones and entertaining. Warmed by a handsome fireplace, and framing sweeping views of the backyard oasis, the den is set off of the kitchen. The primary suite offers a true retreat with additional square footage for a sitting area, two walk-in closets, a private deck that overlooks the estate, and a huge primary bathroom with a soaker tub. Desired split floorplan with a secondary primary suite on the main floor. The expansive game room, and hideaway nook with a loft, offer room enough for a dedicated home gym or kids play area, and features a built-in wet bar that ensures fun and entertainment for all. Your outdoor paradise awaits — a shimmering pool, relaxing hot tub, and an elegant gazebo capture the view across the pond. Resident geese and ducks call the private, bass-stocked pond their home, and set the serene landscape. A separate income-producing guest home with full bath, kitchen, and a 1 car garage is on the property. Enjoy hosting and entertaining in the barndo-style event venue equipped with a kitchen, bathrooms, and an outdoor kitchen. An impressive 9 car garage provides room for the car enthusiast or for additional storage space. Van Alstyne boasts highly rated schools and a welcoming community that offers entertainment, farmers markets, shopping, and dining. With no HOA, you can create your own family legacy- build your venue business, plant a garden, or even start a working farm. Get ready to enjoy the good life on this charming and one of a kind estate!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21251461

YEAR BUILT: 2000

COUNTY: Grayson

TRACT OR SUBDIVISION: Simco Estates

LIST DATE: 05/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 8,454

TOTAL BEDS: 6

FULL BATHS: 3

HALF BATHS: 1

ACRES: 3.9

LOT SIZE (SQFT): 169,884

INTERIOR FEATURES

KITCHEN:

- FuelTanks

APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave

FIREPLACE:

- Masonry
- WoodBurning

WINDOWS:

- BayWindows
- Skylights
- WindowCoverings

FLOOR COVERINGS:

- Carpet
- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Detached	PARKING: <ul style="list-style-type: none">● Asphalt● CircularDriveway● Covered● DirectAccess● DoorSingle● Driveway● Garage● GarageDoorOpener● Guest● InsideEntrance● KitchenLevel● Lighted● OnSite● Oversized● GarageFacesRear● SideBySide● Tandem	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● InteriorLot● Lawn● PondOnLot● ManyTrees● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Lighting● OutdoorGrill● OutdoorKitchen● PrivateYard● RainGutters● Storage	POOL TYPE: <ul style="list-style-type: none">● Fenced● Gunite● InGround● OutdoorPool● Pool
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced● Gate● Metal● Wood	

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● WetBar● BuiltInFeatures● DecorativeDesignerLightingFixtures● InLawFloorplan● KitchenIsland● Loft● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Jenga Harris 

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BROKERED BY: Master Sites Group