



**1267 WILLY VESTER ROAD**  
VAN ALSTYNE, TX 75495



\$850,000



2,971 sqft



5 beds



5 baths

## DESCRIPTION

Built in 2021, this modern farmhouse sits on almost 3 serene acres and backs up to hundreds more. Peace and quiet surround this spacious property located in one of the fastest growing areas in the country. With a wonderful community, this home feels away from it all yet allows you access to I-75 within minutes. Back way off the road, this fully fenced property with solar powered gate offers security and seclusion. The open layout and huge windows make this home feel much larger than it is. All bedrooms and bathrooms are located downstairs except full bedroom and bathroom upstairs that make the perfect office, playroom, or separate suite. Large enclosed laundry room and pantry provide ample storage space. The oversized garage has two doors but has additional room for lawnmowers, motorcycles, and more. Come see why this home is perfect for you.

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

**MLS STATUS:** Active

**MLS:** 21254271

**YEAR BUILT:** 2021

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** CEDAR PLACE SUBDIVISION

**LIST DATE:** 04/30/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,971

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 2.5

**LOT SIZE (SQFT):** 108,900

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse
- Modern
- Detached

### PARKING:

- Concrete
- ElectricGate
- Garage
- GarageDoorOpener
- Gated
- InsideEntrance
- KitchenLevel
- GarageFacesSide

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony

### POOL TYPE:

- None

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- NaturalGas

### UTILITIES:

- NaturalGasAvailable
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - EatInKitchen
  - HighSpeedInternet
  - KitchenIsland
  - OpenFloorplan
  - Pantry
  - WalkInClosets
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**LISTED BY:** Jeff Robillard 

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**BROKERED BY:** Newfound Real Estate