

CENTURY 21[®]

Judge Fite Company



2489 FM 2909
CANTON, TX 75103



\$975,000



2,830 sqft



3 beds



3 baths

DESCRIPTION

MOTIVATED SELLER! Hilltop home in Canton ISD, this remarkable estate offers two updated homes, over eight and a half acres of land, and a detached garage with an efficiency apartment. The property welcomes you in with mature trees that frame the landscape and provide ample shade for the home. The main home showcases boutique finishes with complete remodel in 2023. The stove cove anchors the beautifully designed kitchen, complete with an oversized island ideal for entertaining. Living area features a striking floor-to-ceiling wood-burning fireplace, creating an inviting atmosphere; as the loft area provides additional space for gatherings or a secondary workspace. An office with outdoor access adjoins the primary bedroom, and the expansive front and back porches invite relaxation and enjoyment of the Texas weather throughout the day. The concrete driveway encircling the main home ensures easy access and ample parking. The secondary home includes two bedrooms, two bathrooms, and a two-car garage. Currently rented, this residence offers excellent potential for income or multi-generational living. Adjacent to the second home is a detached garage with an efficiency apartment, adding even more versatility to the property. The property is deed restricted to exclude mobile or tiny homes, preserving its charm and value. Pond on the property adds to the overall enjoyment. Conveniently located on FM 2909 within Canton ISD, this estate combines country living with proximity to restaurants, shopping, and local amenities. The setting, space, and thoughtful design make this property a rare and desirable find in East Texas.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21254733

YEAR BUILT: 1975

COUNTY: Van Zandt

TRACT OR SUBDIVIION: none

LIST DATE: 04/30/2026

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800.451.8055

AREA:

SQUARE FEET: 2,830

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 0

ACRES: 9.76

LOT SIZE (SQFT): 425,145

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Combination
- Tile
- Wood

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- Disposal
- GasOven
- GasRange
- Microwave
- PlumbedForGas
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AttachedCarport
- AdditionalParking
- CircularDriveway
- Concrete
- Driveway

LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Landscaped
- PondOnLot
- RollingSlope
- ManyTrees
- SprinklerSystem

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Lighting
- PrivateEntrance
- RainGutters

SIDING:

- BoardAndBattenSiding
- VinylSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Loft
- MultipleMasterSuites
- OpenFloorplan
- Pantry
- NaturalWoodwork
- WalkInClosets
- WiredForSound

LISTED BY: Sarah Barnett 

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BROKERED BY: RE/MAX Benchmark