

CENTURY 21

Judge Fite Company



1604 HOLLOW WAY LANE

QUINLAN, TX 75474



\$813,000



2,348 sqft



3 beds



2 baths

DESCRIPTION

Nestled in the peaceful Hollow Hills Addition #2 in Quinlan, this charming 3 bedroom, 2 bath home sits on 6 beautifully maintained acres, offering the perfect blend of comfort, space, and functionality. The home features an enclosed heated and cooled sunroom that is ideal for year round enjoyment as a second living area, home office, or relaxing retreat. Step outside and enjoy your own private backyard oasis, complete with a fenced in-ground resort style pool and spa combo, along with a pergola that is perfect for entertaining or unwinding on warm Texas days. Two of those acres feature two garage and workshop buildings with electricity, making them ideal for hobbies, storage, or future conversion into a private retreat or guest space. A covered port is also attached and is perfectly sized for lawn equipment. The remaining two acres are cleared and offer endless possibilities, whether you choose to build, create a private retreat, or enjoy space for outdoor living. Mobile homes are not permitted. The seller is a builder and open to build to suit options. This unique property offers space, versatility, and the opportunity to truly make it your own, all in a quiet country setting while still being within reach of nearby conveniences. Book your appointment today to experience all this property has to offer. Seller and listing agent make no representations or warranties. Buyer and buyer's agent to verify all information including but not limited to schools, measurements, restrictions, utilities, and zoning.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21255097

YEAR BUILT: 1987

COUNTY: Hunt

TRACT OR SUBDIVIION: High Hollows Add # II

LIST DATE: 04/30/2026

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800.451.8055

AREA:

SQUARE FEET: 2,348

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 6

LOT SIZE (SQFT): 261,360

INTERIOR FEATURES

KITCHEN:

- Generator

FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- Disposal
- GasWaterHeater
- Microwave
- VentedExhaustFan

WINDOWS:

- BayWindows
- Skylights

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Aggregate
- Carport
- Garage
- GarageDoorOpener
- Lighted
- RvAccessParking
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- Cleared
- Garden
- HardwoodTrees
- Lawn
- Landscaped
- Pasture
- ManyTrees
- Subdivision
- SprinklerSystem
- Wooded

ROOF TYPE:

- Asphalt
- Composition

YARD/GROUNDS:

- Garden
- RainGutters

POOL TYPE:

- Cabana
- Fenced
- Gunitite
- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSpaCombo
- Waterfall

FOUNDATION:

- Slab

FENCING:

- Partial

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarQualifiedEquipment
- Propane

UTILITIES:

- CableAvailable
- ElectricityConnected
- Propane
- OverheadUtilities
- PhoneAvailable
- SewerAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DoubleVanity
- GraniteCounters
- KitchenIsland
- Pantry
- VaultedCeiling
- NaturalWoodwork

LISTED BY: Arlette Porta 

PHONE: 912-334-7569

BROKERED BY: Monument Realty

SECURITY FEATURES:

- SmokeDetectors