



219 FRIENDS ROAD
DENISON, TX 75021



\$1,275,000



2,814 sqft



4 beds



2 baths

DESCRIPTION

Turnkey horse ranch with current AG Exemption in place offering an exceptional setup for equestrian, ranch, or recreational use. The property features a well-maintained 4-bedroom, 2-bath brick home containing approximately 2,814 square feet with an extra-large 2-car garage. Interior amenities include a formal dining room, spacious family room, new luxury vinyl flooring, recently painted interior, new granite countertops in the kitchen and bathrooms, new sinks and fixtures, new gas range oven, and a whole-house fan. The exterior includes a covered front porch, rear patio, gated entry, and a dog-safe fenced rear yard. The roof was replaced in 2023. The ranch is fully fenced and cross-fenced with quality no-climb horse fencing and is designed for serious equestrian use. Improvements include a 40x60 eight-stall barn with automatic waterers, feed room, tack room, and an indoor wash rack with hot water. Additional improvements include a 12x60 lean-to for equipment storage, a 110x220 outdoor riding arena, a 70x120 covered arena with shade screens on one side, a 50-foot round pen, three approximately 80x80 shaded turnouts, and three large 150x100 turnouts with two shelters. The property also offers fenced pastures, a stocked pond, and natural sandy loam soil ideal for horses. Additional improvements include a 30x50 insulated workshop with a half bath, a new insulated well house, a 10x10 chicken coop, and a 20x35 she shed with concrete flooring and electricity. Security lighting surrounds both the residence and equestrian facilities, making this a functional, turnkey ranch ready for horses, livestock, or country living. Pear Orchard. Listing agent is an owner of the property.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21257706

YEAR BUILT: 1994

COUNTY: Grayson

TRACT OR SUBDIVISION: Thurston

LIST DATE: 05/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,814

TOTAL BEDS: 4

FULL BATHS: 2

HALF BATHS: 0

ACRES: 14.1

LOT SIZE (SQFT): 614,196

INTERIOR FEATURES

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

APPLIANCES:

- Dishwasher
- Disposal
- GasRange

WINDOWS:

- BayWindows
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached● Farmhouse	PARKING: <ul style="list-style-type: none">● Boat● CircularDriveway● Concrete● Driveway● Garage● GarageDoorOpener● Gated● Lighted● OffStreet● RvAccessParking● WorkshopInGarage	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● BackYard● Lawn● Pasture● PondOnLot● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Garden● Lighting● RainGutters● RvHookup● Storage	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● ChainLink● CrossFenced● Fenced● Full● Gate● Metal● Perimeter● Pipe

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● Chandelier● DoubleVanity● EatInKitchen● GraniteCounters● KitchenIsland● OpenFloorplan● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Brenda Shea 

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