

# CENTURY 21<sup>®</sup>

Judge Fite Company



1434 VZ COUNTY ROAD 4519

VAN, TX 75790



\$799,000



3,366 sqft



4 beds



4 baths

## DESCRIPTION

Welcome to this exceptional 3-bedroom, 3-bath Country French home offering 3,366 square feet of elegant living space, perfectly situated on 13.434 private acres in the highly regarded Van Independent School District (Van ISD). Timeless charm meets modern convenience in this beautifully appointed residence surrounded by mature pecan orchards, a scenic pond with dock, and thoughtful extras that make it truly one-of-a-kind. Step inside the main home and be greeted by soaring 9-foot ceilings downstairs, rich crown molding throughout, and an abundance of natural light. The thoughtfully designed floor plan features generous room sizes, a spacious master suite with an oversized walk-in closet, and plentiful closet space in every bedroom. A large storage area tucked beneath the stairs provides practical everyday convenience, while a full-size elevator adds effortless accessibility between floors—an uncommon luxury in country estates. Outside, the 13.434 acres deliver a peaceful, self-contained lifestyle. Stroll through the productive pecan orchard, relax by the tranquil pond with its private dock, or enjoy the privacy and space that only acreage living can provide. Additional highlights include a fully separate 2-story guesthouse, metered independently and ideal for extended family, guests, or an income-producing rental. A large workshop rounds out the property—perfect for a small home-based business, serious hobbyist, or extra storage. Whether you're seeking a private country retreat, a turnkey income opportunity, or the perfect setting to entertain and create lasting memories, this Country French estate in Van ISD offers it all. Rare combination of luxury finishes, productive land, and versatile outbuildings in one beautiful package

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

**MLS STATUS:** Active

**MLS:** 21260577

**YEAR BUILT:** 1990

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 05/07/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,366

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 13.43

**LOT SIZE (SQFT):** 585,185

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- FrenchProvincial
- Detached

### PARKING:

- AdditionalParking
- Concrete
- Garage
- GarageFacesSide

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony

### POOL TYPE:

- None

### FENCING:

- Partial

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
  - SepticAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
  - Elevator
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**LISTED BY:** John Pickett 

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**BROKERED BY:** Coldwell Banker Anderson Realty