

CENTURY 21

Judge Fite Company



6434 COUNTY ROAD 304

GRANDVIEW, TX 76050



\$2,200,000



2,640 sqft



3 beds



4 baths

DESCRIPTION

Set on 88 plus acres in the scenic countryside of Grandview, this extraordinary gated estate offers a rare blend of intentional design, natural beauty, and functionality. Built by Ferrier Custom Homes and designed by its owners, this true custom residence seamlessly integrates modern architecture with the surrounding native landscape. The main home features an open, modern aesthetic with expansive living and dining areas, sleek concrete floors, and walls of glass framing breathtaking views of wildflowers and natural terrain. A stunning fireplace with Motawi tile from Ann Arbor Michigan custom designed by the owner serves as a striking focal point. The chef designed kitchen is equipped with high end appliances, a European gas range, multiple ovens, oversized island, extensive shelving, and a built in beverage cooler. A spacious utility room and pantry house the solar power system, tankless water heater, washer, dryer, and additional storage. All three bedrooms offer private baths and access to garden spaces or a large sleeping porch. One secondary bath is constructed as a reinforced saferoom and storm shelter. An additional full bath includes a spa inspired steam shower with wrap around bench seating. Outdoor amenities include a resort style pool with bath, a one bedroom pool cabana, a putting green, and a turf covered corn hole area or bocce ball court for recreation and entertaining. A large workshop with overhead doors features a barndominium with two bedrooms, one bath, kitchen, and living area. Covered parking for four plus vehicles, along with a hay barn and tractor shed, adds versatility. The land offers fenced gardens, a Christmas tree farm, gravel drives, and a tree lined creek with abundant wildlife, qualifying for a wildlife exemption. A rainwater recapture system supports the gardens. Property is fully fenced and gated. A truly one of a kind property that must be experienced to fully appreciate.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21263400

YEAR BUILT: 2023

COUNTY: Johnson

TRACT OR SUBDIVIION: Wm Boatright

LIST DATE: 05/08/2026

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800.451.8055

AREA:

SQUARE FEET: 2,640

TOTAL BEDS: 3

FULL BATHS: 4

HALF BATHS: 0

ACRES: 88.19

LOT SIZE (SQFT): 3,841,556

INTERIOR FEATURES

KITCHEN:

- FarmEquipment

FIREPLACE:

- Decorative
- DiningRoom
- WoodBurningStove
- Insert

FLOOR COVERINGS:

- Concrete
- PaintedStained

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- GasCooktop
- Disposal
- GasRange
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Craftsman
- MidCenturyModern
- Barndominium
- Detached
- Farmhouse

PARKING:

- AdditionalParking
- Covered
- Carport
- DetachedCarport
- Driveway
- ElectricGate
- Gravel
- Open
- Other
- Outside
- Secured
- Storage
- WorkshopInGarage
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- HardwoodTrees
- InteriorLot
- Lawn
- NativePlants
- Pasture
- Ravine
- ManyTrees
- Wooded

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Courtyard
- FirePit
- Garden
- Lighting
- OutdoorShower
- Other
- PrivateYard
- RainBarrelCisterns
- RainGutters
- Storage

SIDING:

- BoardAndBattenSiding
- FiberCement

POOL TYPE:

- Fenced
- Gunite
- InGround
- Pool
- PoolSweep
- SaltWater

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- Fenced
- Gate

UTILITIES

HEATING/COOLING:

- ActiveSolar
- Central
- Electric
- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- Fireplaces
- HeatPump
- PassiveSolar
- Solar

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - Propane
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DryBar
- DecorativeDesignerLightingFixtures
- EatInKitchen
- KitchenIsland
- MultipleMasterSuites
- OpenFloorplan
- Other
- Pantry
- WiredForSound

SECURITY FEATURES:

- SecurityGate
- SmokeDetectors

COMMUNITY:

- PuttingGreen
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LISTED BY: Ginger Trimble Knox 

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BROKERED BY: Ginger & Associates, LLC