



**2640 COUNTY ROAD 1030 NW**  
MOUNT VERNON, TX 75457



\$625,000



3,547 sqft



4 beds



2 baths

## DESCRIPTION

Industrial Edge Meets East Texas Ranch Living! Nestled on 16 beautiful acres just north of Mount Vernon and convenient to I-30, this custom-built retreat blends modern industrial design with the functionality of country living. Designed for durability and comfort, the 4 bedroom, 2 bath home features polished concrete floors, a solid post-tension foundation, and striking fixtures throughout. The spacious open-concept living and kitchen area is anchored by a gas-burning fireplace and oversized windows that flood the home with natural light. Need more space? The attic offers potential for additional living area or storage. The kitchen is equipped with concrete counters, a commercial grade range and a pantry. The home also features a full size 14 x 10 ft pantry for additional storage. The split plan features the primary suite with a barn door leading to his and her closets, his and her vanities and a tub shower combo. On the opposite side of the house, the large pantry room shares a hall with the first bedroom, and the main hall features 2 additional bedrooms and a 2nd full bath. Outside, the property is ready for livestock and rural living with partial fencing and cross-fencing, trails for horses, walking or atv's, a pond, creek, mature hardwoods and softwoods, a small stable, chicken coop, storage building, and shaded front and back yards beneath towering trees. A large shop with covered equipment parking and a two-car carport provide plenty of room for tools, toys, and projects. Whether you're dreaming of a working homestead, hobby farm, or private country escape, this one-of-a-kind property delivers the perfect mix of style, acreage, and functionality.

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

**MLS STATUS:** Active

**MLS:** 21265695

**YEAR BUILT:** 2012

**COUNTY:** Franklin (TX)

**TRACT OR SUBDIVIION:** AB 521 T WILLISON

**LIST DATE:** 05/10/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,547

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 16

**LOT SIZE (SQFT):** 696,960

## INTERIOR FEATURES

### KITCHEN:

- Generator

### FIREPLACE:

- Gas
- GasLog
- LivingRoom
- Propane

### FLOOR COVERINGS:

- Concrete
- PaintedStained

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- GasRange
- PlumbedForGas
- Range
- SomeCommercialGrade
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Farmhouse</li><li>● Modern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AttachedCarport</li><li>● AdditionalParking</li><li>● Aggregate</li><li>● KitchenLevel</li><li>● WorkshopInGarage</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● HardwoodTrees</li><li>● InteriorLot</li><li>● Lawn</li><li>● Level</li><li>● Pasture</li><li>● PondOnLot</li><li>● RollingSlope</li><li>● ManyTrees</li><li>● Wooded</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Garden</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● FiberCement</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● Propane</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Martie Abercrombie 

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**BROKERED BY:** Century 21 First Group