



9017 DOVE HOLLOW ROAD
NEW FAIRVIEW, TX 76247



\$775,000



3,271 sqft



5 beds



3 baths

DESCRIPTION

Located in the sought-after community of Paloma Ranch, this rare 1.2 acre property offers the space and flexibility that is getting harder and harder to find. With new 1-acre lots no longer being built in the community, this homesite gives you the extra elbow room, privacy, and freedom buyers are looking for. The property also allows room to add a barn, workshop, guest house, or additional structure if desired. Built in 2024, everything still feels barely lived in and brand new. Inside, the flexible layout includes 5 bedrooms, a dedicated private office, and a bonus space perfect for a playroom, media room, or second living area. The kitchen features double ovens, while engineered hardwood floors run throughout for a warm, modern feel. Additional upgrades include a whole-home water filtration system and reverse osmosis at the sink. More land, more flexibility, and room to truly make it your own.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21267523

YEAR BUILT: 2024

COUNTY: Denton

TRACT OR SUBDIVIION: Paloma Ranch Estates

LIST DATE: 05/14/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,271

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 1.21

LOT SIZE (SQFT): 52,664

INTERIOR FEATURES

FIREPLACE:

- Decorative
- FamilyRoom
- LivingRoom
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Disposal
- WaterSoftener
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- Covered
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- InsideEntrance
- Lighted
- Open
- Outside
- Oversized
- Private
- GarageFacesSide
- OnStreet
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- BackYard
- InteriorLot
- Lawn
- Landscaped
- Level
- Pasture
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition
- Shingle

YARD/GROUNDS:

- Awnings
- Balcony
- Deck
- OutdoorLivingArea
- PrivateYard
- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Full
- Privacy
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Electric
- Fireplaces

UTILITIES:

- CableAvailable
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:


- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WiredForSound

SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

- CommunityMailbox
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LISTED BY: Holly Winn 

BROKERED BY: Brooks & Morgan Real Estate