

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1406 KARA TRAIL

VAN ALSTYNE, TX 75495



\$1,250,000



3,875 sqft



4 beds



3 baths

---

## DESCRIPTION

Exceptional Mark Melton custom estate on 1.8 acres, where timeless craftsmanship meets modern sophistication. This distinguished 1.5-story residence blends modern farmhouse architecture with subtle European influences, creating a home that feels both grand and warmly inviting. Soaring ceilings and expansive windows fill the interior with natural light, while exposed beams in the kitchen and primary suite add architectural depth and character. The main living area is anchored by a striking Austin stone fireplace, serving as a refined focal point for both everyday living and elegant entertaining. The chef's kitchen is thoughtfully appointed with quartz countertops and offers both electric and gas connections for a range, providing flexibility for the discerning homeowner. The primary suite is a serene retreat featuring a walk-through double shower, a generous soaking tub, and a fully customized walk-in closet with built-ins designed for elevated organization. A secure F-5 Rated safe room offers versatile functionality as a gun safe or protected storage space. Additional interior highlights include a dedicated front office with closet, smart home wiring, and ADA-accessible design elements on the main level. Upstairs, the expansive bonus space includes a 3'x5' closet providing more flexibility. Designed for refined outdoor living, the large covered front porch captures sweeping sunset views, offering an ideal setting for relaxation or entertaining in a private, estate-style environment. Recent enhancements include a 10-year termite treatment completed in 2023 by HomeTeam Pest Control, providing added peace of mind. This remarkable property represents a rare opportunity to experience luxury acreage living with thoughtful design, architectural integrity, and enduring quality.

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

**MLS STATUS:** Active

**MLS:** 21267955

**YEAR BUILT:** 2022

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Pearlace

**LIST DATE:** 05/14/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,875

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 1.82

**LOT SIZE (SQFT):** 79,192

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- RaisedHearth

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- Disposal
- GasRange
- PlumbedForGas

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

|  |  |   |
|--|--|---|
| <b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul> | <b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul> | <b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● FewTrees</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>● RainGutters</li></ul>   | <b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</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>● PillarPostPier</li><li>● Slab</li></ul>   | <b>FENCING:</b> <ul style="list-style-type: none"><li>● FrontYard</li><li>● Metal</li></ul>   |

---

## 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>● WaterAvailable</li></ul> |
|--|---|

---

## ADDITIONAL PROPERTY DETAILS

|  |  |
|--|--|
| <b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● KitchenIsland</li><li>● OpenFloorplan</li></ul> | <b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul> |
|--|--|

---

**LISTED BY:** Holly Milstead 

**PHONE:** 972.562.8883

**BROKERED BY:** Keller Williams NO. Collin Cty