

CENTURY 21[®]

Judge Fite Company



2424 FM 3297

BONHAM, TX 75418



\$1,525,000



3,479 sqft



3 beds



3 baths

DESCRIPTION

Designed for making memories, this impressive 3,479 sq ft custom-built home is in excellent condition and rests on approximately 54 acres of peaceful countryside. The property offers an exceptional combination of comfort, functionality, and outdoor enjoyment. A 1,920 sq ft two-car garage features a safe room, workout area, driving range, and boat storage, while a separate 434 sq ft office with a mini-split provides the perfect space for working from home. Additionally, a 990 sq ft equipment barn or storage building with electricity adds even more versatility. Outdoors, a spring-fed, stocked pond invites quiet moments of relaxation, and the tree-lined back pasture offers frequent wildlife sightings, including deer. This remarkable property is ideal for a family seeking privacy, space, and a true country lifestyle—where peace, quiet, and unforgettable memories come naturally. All information is deemed reliable but should be verified by the buyer and buyer's agent.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 20362870
YEAR BUILT: 1999
COUNTY: Fannin
TRACT OR SUBDIVIION: Harrison
LIST DATE: 07/09/2024

CENTURY 21

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800.451.8055

AREA:
SQUARE FEET: 3,479
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 1
ACRES: 54
LOT SIZE (SQFT): 2,352,240

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- LuxuryVinylPlank

APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Microwave
- Refrigerator
- Washer

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AttachedCarport
- AdditionalParking
- Covered
- DriveThrough
- DetachedCarport
- DirectAccess
- DoorSingle
- Driveway

LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- Lawn
- Landscaped
- Pasture
- PondOnLot
- Ravine
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- RainGutters
- Storage

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - None
 - OverheadUtilities
 - SepticAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- CableTv

SECURITY FEATURES:

- Prewired
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LISTED BY: Dale Horton 

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BROKERED BY: FanninLand Realty