



**262 PECAN VALLEY COURT**  
SHERMAN, TX 75090



\$1,800,000



2,775 sqft



4 beds



4 baths

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## DESCRIPTION

This exceptional property boasts a gorgeous home. Nestled in the heart of natural beauty, this remarkable 40+ acre ranch presents an extraordinary opportunity to embrace a lifestyle of tranquility and opulence. This home has been tastefully updated in 2024 with new flooring, paint, remodeled bathrooms, kitchen with new cabinetry, granite countertops, and all new appliances. An open floor plan with breathtaking majestic views of the land. This 2,775-square foot home offers a gated property, 4 bedrooms, 3 baths, 2 living areas, a formal and family dining room, stone fireplace, an office, 2 car garage and a storm shelter on site. Entertainment area out back includes a saltwater pool with a stoned waterfall, and on the land you will find a creek, 3 large pastures for grazing, 3 ponds, riding arena, 4-stall horse barn, shop, wash area, covered hay storage, tack building, insulated workshop, carport to park your RV, boats, or store additional farming equipment. This stunning ag exempt country estate property comes with everything you need. Offering unparalleled privacy while being just minutes from downtown. It exemplifies the pinnacle of ranch living! Whether you seek a serene haven or a space to indulge in equestrian pursuits, this estate offers the perfect fusion of elegance and functionality. The perfect seclusion sought after by many.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 20739650  
**YEAR BUILT:** 2005  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Aaron Burleson Surv Abs #61  
**LIST DATE:** 10/25/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,775  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 40.64  
**LOT SIZE (SQFT):** 1,770,278

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom
- Stone

### FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- VentedExhaustFan
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached
- Farmhouse

### PARKING:

- AdditionalParking
- Carport
- DoorSingle
- Garage
- GolfCartGarage
- GarageDoorOpener
- Gravel
- Gated
- InsideEntrance
- KitchenLevel
- Lighted
- Other
- ParkingPad
- Private
- RvCarport
- GarageFacesSide
- Secured
- Storage
- WorkshopInGarage
- Boat

### LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- CulDeSac
- Lawn
- Pasture
- PondOnLot
- ManyTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- PrivateEntrance
- PrivateYard
- RainGutters
- Storage

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- Gunit
- InGround
- OutdoorPool
- Pool
- PoolSweep

### FOUNDATION:

- Slab

### FENCING:

- BarbedWire
- CrossFenced
- Gate
- Pipe
- Wire

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces
- Zoned

### UTILITIES:

- ElectricityAvailable
  - PhoneAvailable
  - SepticAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SmokeDetectors
  - SecurityLights
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**LISTED BY:** Al Dias 

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**BROKERED BY:** Chase Realty DFW