

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 321 VZ COUNTY ROAD 2602

WILLS POINT, TX 75169



\$1,500,000



2,445 sqft



4 beds



4 baths

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## DESCRIPTION

Welcome to 321 VZ County Road, Wills Point, TX 75169 – a charming 4-bedroom, 3.5-bathroom home nestled on 85.89 acres of beautiful land. One hour from Dallas, this well-maintained, 1-story traditional home offers 2,445 sq ft of comfortable living space with a split master bedroom for ultimate privacy. The spacious primary bath features a jetted tub, shower, and walk-in closets. The open floor plan includes a den dining combo and breakfast bar, perfect for family gatherings. Enjoy the outdoors with a covered patio, open deck, and in-ground pool, along with a gazebo and multiple outbuildings, including a workshop and storage. The property also features a pond, creek, and metal fencing with a security gate. Additional amenities include a wood-burning fireplace, office or flex space detached 2-car carport, RV pad, storm cellar and generator. Ideal for those seeking peace, privacy, and room to roam, this home blends rural charm with modern comfort. Don't miss this rare opportunity!

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

**MLS STATUS:** Active

**MLS:** 20861766

**YEAR BUILT:** 1997

**COUNTY:** Van Zandt

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 03/11/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,445

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 86

**LOT SIZE (SQFT):** 3,746,160

## INTERIOR FEATURES

### KITCHEN:

- Generator

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricRange
- ElectricWaterHeater
- Disposal

### FIREPLACE:

- FamilyRoom
- WoodBurning

### VIRTUAL TOUR:

- [View virtual tour](#)

### FLOOR COVERINGS:

- Carpet
- CeramicTile

## EXTERIOR FEATURES

|   |  |   |
|---|--|---|
| <b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Farmhouse</li></ul>                                 | <b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Covered</li><li>● Carport</li><li>● DetachedCarport</li><li>● Driveway</li><li>● ElectricGate</li><li>● Paved</li><li>● Storage</li><li>● Boat</li><li>● RvAccessParking</li></ul> | <b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● PondOnLot</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>● Deck</li><li>● DogRun</li><li>● OutdoorGrill</li><li>● PrivateEntrance</li><li>● PrivateYard</li><li>● RainGutters</li><li>● Storage</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>● InGround</li><li>● Pool</li><li>● SaltWater</li><li>● Vinyl</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>● Gate</li></ul>                                |

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## UTILITIES

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|--|--|
| <b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Electric</li></ul> | <b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● PhoneAvailable</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul> |
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## ADDITIONAL PROPERTY DETAILS

|   |  |
|---|--|
| <b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li></ul> | <b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SecurityGate</li></ul> |
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**LISTED BY:** Jennifer Fair 

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**BROKERED BY:** Fathom Realty LLC