

# CENTURY 21

Judge Fite Company



## 8501 FM 1553

LEONARD, TX 75452



\$4,250,000



2,500 sqft



3 beds



2 baths

## DESCRIPTION

Welcome to 8501 FM 1553, Leonard, Tx! This charming property offers a serene country lifestyle on a spacious lot with beautiful surrounding views. Featuring a stunning Barndominium on 97 acres, this home boasts an open-concept living area, perfect for entertaining. 3 bedroom, 2 full bath custom build home includes a Chefs kitchen with modern appliances and granite counter space. Open concept flow into a dining and living room ideal for entertaining. Beautiful wood finishes and custom built-ins throughout. Carport for RV and parking includes an office and storm shelter. Plus a 40x50 workshop with 20 roof extensions, 30x50 side awning. 17 ft side walls, 3 doors two 16x16 and one 10x10. Enjoy the tranquility of rural living while being just a short drive from local amenities. Plenty of outdoor space for work or recreational activities, this home is a perfect retreat for families or those seeking a peaceful escape or move their business to. Don't miss your chance to own this slice of Texas paradise! Seller open to subdividing if looking for land only.

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

**MLS STATUS:** Active

**MLS:** 21072606

**YEAR BUILT:** 2020

**COUNTY:** Fannin

**TRACT OR SUBDIVIION:** A0779 M Moore

**LIST DATE:** 09/30/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,500

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 97.08

**LOT SIZE (SQFT):** 4,228,717

## INTERIOR FEATURES

**FIREPLACE:**

- Electric

**APPLIANCES:**

- Dishwasher
- ElectricRange

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**STYLE:**

- Barndominium
- Farmhouse

**PARKING:**

- AttachedCarport
- Carport
- Driveway

**LOT DESCRIPTION:**

- Acreage

**YARD/GROUNDS:**

- Lighting

**SIDING:**

- AluminumSiding
- RadiantBarrier

**POOL TYPE:**

- None

**FENCING:**

- BarbedWire

## UTILITIES

**HEATING/COOLING:**

- Electric

**UTILITIES:**

- Propane
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - DecorativeDesignerLightingFixtures
  - GraniteCounters
  - KitchenIsland
  - NaturalWoodwork
- 

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