

CENTURY 21[®]

Judge Fite Company



3227 BERRY HOLLOW

MELISSA, TX 75454



\$1,200,000



4,245 sqft



4 beds



5 baths

DESCRIPTION

From the moment you enter the breathtaking two-story foyer, it's clear that no detail was overlooked in this custom-built home. The sellers were passionately involved in the design and in every stage of the construction, ensuring exceptional quality throughout. This four bedroom home features all en-suite bedrooms, each with spacious walk-in closets. Spacious eat-in kitchen has double ovens, 5 burner gas cooktop, dishwasher, microwave and beautiful custom knotty alder cabinets. The dedicated spacious office has built-in desks and cabinets. The upstairs spacious Bonus room is complete with a living-game room, oversized private bedroom and full bath. You will find custom cabinetry, designer light fixtures and custom Craftmade ceiling fans throughout. Each room is unique in showcasing attention to craftsmanship and style. Enjoy stained concrete floors, vinyl low-E windows and a 2018 Roof for efficiency and durability. The whole house water filtration system adds to the comfort and peace of mind. Relax on the covered front and back porches taking in breathtaking views of your private creek lot. This home and lot blends elegance, quality and the serenity of nature and is truly one of a kind. A Must-See.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21084473

YEAR BUILT: 2004

COUNTY: Collin

TRACT OR SUBDIVIION: Berry Farms

LIST DATE: 10/21/2025

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800.451.8055

AREA:

SQUARE FEET: 4,245

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 1.5

LOT SIZE (SQFT): 65,383

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Gas
- GasLog
- GasStarter
- LivingRoom
- Masonry
- RaisedHearth

FLOOR COVERINGS:

- Carpet
- Combination
- Concrete
- CeramicTile
- Stone
- Terrazzo
- Tile

APPLIANCES:

- BuiltInGasRange
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- WaterPurifier

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● SplitLevel● Southwestern● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● Covered● Driveway● Garage● GarageDoorOpener● InsideEntrance● KitchenLevel● GarageFacesSide● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● InteriorLot● Lawn● Landscaped● NativePlants● ManyTrees● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● FirePit● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Zoned	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● Propane● SewerAvailable● SepticAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DryBar● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet● Other● Pantry● TileCounters● CableTv● NaturalWoodwork● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Kathleen Langley 

COMMUNITY:
PHONE: 972.608.0300

- Curbs

BROKERED BY: Ebby Halliday Realtors