

CENTURY 21[®]

Judge Fite Company



3930 W FM 120

DENISON, TX 75020



\$2,500,000



5,605 sqft



6 beds



5 baths

DESCRIPTION

A truly exceptional custom-built estate, 3930 FM 120 offers 5,605 square feet of thoughtfully designed living space set on over five acres in one of Denison's most convenient yet private locations. Set well back from the road, the property is approached by a long drive framed by a manicured, irrigated lawn that creates a striking sense of arrival. The home opens to a stunning glass-wrapped entry with expansive views into the backyard, anchored by a dramatic spiral staircase leading to the upper level. To one side of the entry is a highly functional wing featuring a spacious utility and laundry room, a dedicated folding and storage room with countertops, a guest bedroom with a full bath, and access to the three-car garage. On the opposite side, the home flows into a grand living area with soaring ceilings, floor-to-ceiling windows, and abundant natural light. The living space opens to a massive kitchen designed for both everyday living and entertaining, complemented by a breakfast nook and a formal dining room. A conveniently located half bath completes the main living area. The primary suite is privately situated off the living room and serves as a true retreat, featuring a spa-like bathroom with tall windows, along with an oversized walk-in closet. Upstairs, the home offers four additional bedrooms, two full bathrooms, and a dedicated media room, providing ample space for family, guests, and entertainment. Outdoor living is equally impressive, with a resort-style pool, expansive deck, and outdoor kitchen surrounded by mature trees and serene acreage. The grounds offer both privacy and usability, creating a peaceful setting while remaining just minutes from Denison's amenities, schools, shopping, and dining. The adjacent unimproved parcel is also available, allowing buyers to expand acreage, privacy, or future development potential. MLS# 21137553. This is a rare opportunity to own a custom estate that combines luxury, space, and convenience in the heart of Texoma.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21134882

YEAR BUILT: 1984

COUNTY: Grayson

TRACT OR SUBDIVIION: G-1203

LIST DATE: 12/18/2025

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800.451.8055

AREA:

SQUARE FEET: 5,605

TOTAL BEDS: 6

FULL BATHS: 4

HALF BATHS: 1

ACRES: 5.32

LOT SIZE (SQFT): 231,739

INTERIOR FEATURES

FIREPLACE:

- Bedroom
- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- GasCooktop
- Disposal
- GasRange
- Microwave
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- DoorMulti
- Garage
- GarageDoorOpener

ROOF TYPE:

- Composition

YARD/GROUNDS:

- OutdoorKitchen

POOL TYPE:

- InGround
- Pool

FOUNDATION:

- Combination
- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
 - SewerAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - CedarClosets
 - DryBar
 - GraniteCounters
 - HighSpeedInternet
 - KitchenIsland
 - MultipleStaircases
 - OpenFloorplan
 - WalkInClosets
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LISTED BY: Ryan Clevenger 

PHONE: 903.276.2611

BROKERED BY: MainStreet Venture Partners, L