

CENTURY 21[®]

Judge Fite Company



8004 COUNTY ROAD 2412

QUINLAN, TX 75474



\$1,125,000



2,682 sqft



3 beds



3 baths

DESCRIPTION

Charming, wooded 10 acre Country Retreat in Union Valley area ~ known for its sandy soil, majestic oaks, & open skies ~this gated property offers the perfect mix of country charm & modern convenience. As you enter the gate, you'll be greeted by beautiful pastures with an attractive drive leading to a stunning stone, brick, & cedar home tucked away in the woods. The Custom-built 3-bedroom, 2.5-bath home features an inviting open floor plan with a warm blend of wood & stone finishes that bring the outdoors in. The spacious living area centers around a full masonry, soaring Stone wood-burning fireplace, surrounded by windows that fill the space with natural light & offer gorgeous 360 views of the property. You'll also find an office, 2nd living area, & covered porches on multiple sides, including a charming gazebo overlooking the serene stocked pond with dock, perfect for relaxing or entertaining. Outdoors, this property has been thoughtfully designed for both enjoyment & practicality. It is AG-exempt, currently home to longhorns, with improved front & back pastures, X-fencing, loafing shed, & lane for rotating livestock, perfect for cattle or horses. A detached garage-workshop & equipment overhang provides boat storage and enclosed & covered parking. Meander through the woods, to the back of the property, where you'll find a fenced 50x80 garden with water, swing, picnic area & Back pasture~ all surrounded by abundant wildlife, deer, & birds. This property truly feels like a quiet nature preserve, yet it's conveniently located just minutes from Costco, Buc-ee's, HEB, dining & shopping. Excellent nearby schools include Boles ISD, Poetry Christian Academy, Greenville Christian, & Providence Academy's new Legacy Campus in Fate, just minutes away. Meticulously maintained & filled with character, this place is the perfect blend of rustic elegance, functionality, & natural beauty. Come experience this rare Union Valley treasure, its everything you've been looking for & more.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21166042

YEAR BUILT: 2016

COUNTY: Hunt

TRACT OR SUBDIVIION: -

LIST DATE: 02/07/2026

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800.451.8055

AREA:

SQUARE FEET: 2,682

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 10

LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

KITCHEN:

- Compressor

FIREPLACE:

- Den
- GasStarter
- LivingRoom
- Masonry
- Other
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Hardwood
- Travertine

APPLIANCES:

- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Farmhouse

PARKING:

- AdditionalParking
- CircularDriveway
- Driveway
- Garage
- Gravel
- Gated
- OnSite
- Other
- SeeRemarks
- WorkshopInGarage
- Boat
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees
- Landscaped
- Pasture
- PondOnLot
- ManyTrees

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Dock
- FirePit
- Garden
- Lighting
- PrivateEntrance
- PrivateYard
- RainGutters
- Storage

SIDING:

- Brick
- Cedar
- Rock
- Stone

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- BackYard
- ChainLink
- CrossFenced
- Gate
- Partial
- Privacy
- Wood

UTILITIES

HEATING/COOLING:

- Electric
- Fireplaces
- HeatPump


UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- UndergroundUtilities
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- LatinKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- KitchenIsland
- Pantry
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets

LISTED BY: Courtney Bishop 

PHONE: 972.524.2525

BROKERED BY: RE/MAX Landmark

SECURITY FEATURES:

- CarbonMonoxideDetectors
- FireAlarm
- SecurityGate
- SmokeDetectors
- SecurityLights