



4004 ABBOTT RANCH ROAD
ROYSE CITY, TX 75189



\$3,000,000



5,328 sqft



4 beds



7 baths

DESCRIPTION

FULLY FURNISHED with full price offer. This property spans 48 acres, with 5 acres featuring a sprinkler system. It boasts two houses: the White House, a 2766 SF abode with 3 beds, 3 full and 1 half bath, 2 living areas, a stunning chef's kitchen and 2 car garage. The Black House, a 2562 SF dwelling with 1 bed, 1 full and 2 half baths, spacious family, dining and kitchen area, a large game-TV room, and a covered patio with an outdoor kitchen, fireplace, and pool with a hot tub, plus an oversized garage. The White House was fully renovated in 2020, while the Black House was built in 2022. A barn with a vast front porch offers versatility, suitable for conversion into a business, office, apartment, or for use as a dog boarding facility. Additionally, the property features a stocked pond with bass and striped fish. This property is stunning as it is, but there are endless possibilities limited only by your imagination! Both houses are magnificent as they are but have endless options. (See Exclusion list in documents.)

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21192647
YEAR BUILT: 2023
COUNTY: Collin
TRACT OR SUBDIVIION: John Davis
LIST DATE: 02/28/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 5,328

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 3

ACRES: 48

LOT SIZE (SQFT): 2,090,880

INTERIOR FEATURES

FIREPLACE:

- Decorative

FLOOR COVERINGS:

- CeramicTile

APPLIANCES:

- ElectricRange
- Microwave
- Refrigerator
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium
- Detached

PARKING:

- DoorSingle

ROOF TYPE:

- Shingle

POOL TYPE:

- Pool

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Propane
- SewerAvailable
- SepticAvailable
- SewerNotAvailable
- UndergroundUtilities
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - CathedralCeilings
 - DecorativeDesignerLightingFixtures
 - GraniteCounters
 - HighSpeedInternet
 - Loft
 - Pantry
 - PanelingWainscoting
 - CableTv
 - VaultedCeilings
 - NaturalWoodwork
 - WalkInClosets
 - WiredForSound
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LISTED BY: Nancy Pieper 

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BROKERED BY: Coldwell Banker Apex, Realtors