

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 248 ROAN LANE

SHERMAN, TX 75090



\$1,495,000



2,688 sqft



3 beds



3 baths

## DESCRIPTION

Exquisite 15.98-Acre Equestrian Estate with Stunning Amenities A rare opportunity awaits with this beautifully designed horse property, perfectly nestled among gently rolling hills and mature shade trees. Spanning nearly 16 fully fenced acres, this exceptional estate combines rural tranquility with refined equestrian functionality, making it a dream come true for horse lovers and outdoor enthusiasts alike. Equestrian Features: Professionally maintained 70x170 lighted Dressage arena, ideal for training or private use, Spacious horse barn with 4 stalls, 1 foaling stall, feeding lane, electric, water, ceiling fans, and LED lighting, Attached covered turnout, outdoor wash area, and ample room for riding and grazing, Premium electrified Cameo fencing ensures safety and elegance throughout the pastures, Ideal for income-producing opportunities such as training, boarding, breeding, and lessons, Wildlife AG exemption in place, with over 72 species frequenting the property. Additional Structures & Amenities: Detached tractor shed with electricity, Charming mancave with kitchenette—perfect for an office, homeschooling, art studio, or personal retreat, Plenty of room for expansion or additional outbuildings. The Residence: Recently updated, the main home welcomes you with warmth and comfort. The spacious, light-filled floor plan features: 3 bedrooms, 2.5 bathrooms with high-end finishes and thoughtful design throughout, Inviting living and entertaining spaces with large windows and serene pasture views, Bonus room above the garage and a generous walk-in attic, providing ample storage or additional living space Whether you're seeking a working equestrian facility, a peaceful country retreat, or both—this property offers the perfect blend of lifestyle, functionality, and potential. Don't miss this rare gem—schedule your private tour today and experience the harmony of luxury country living.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21208836  
**YEAR BUILT:** 1996  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** NO  
**LIST DATE:** 03/28/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,688  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**ACRES:** 15.98  
**LOT SIZE (SQFT):** 696,088

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- DiningRoom
- FamilyRoom
- Gas
- GlassDoors
- GasLog
- RecreationRoom
- Insert

### FLOOR COVERINGS:

- Carpet
- Combination
- Concrete
- CeramicTile
- Hardwood
- Laminate

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- Disposal
- GasWaterHeater
- Microwave
- Refrigerator
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Modern
- Ranch
- Farmhouse

### PARKING:

- AttachedCarport
- AdditionalParking
- DoorSingle
- Driveway
- Garage
- GarageDoorOpener
- Gravel
- KitchenLevel
- Lighted
- GarageFacesSide
- Storage

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- Landscaped
- Pasture
- RollingSlope
- FewTrees

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- PrivateEntrance
- PrivateYard
- Storage

### SIDING:

- BoardAndBattenSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Other
- Perimeter

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- Pantry
- WalkInClosets

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

**LISTED BY:** Kimberly Tillman 

**PHONE:** 940.580.2240

**BROKERED BY:** Lake & Country Realty, LLC