

CENTURY 21[®]

Judge Fite Company



2790 W FM 922 ROAD
VALLEY VIEW, TX 76272



\$1,449,000



3,567 sqft



4 beds



3 baths

DESCRIPTION

SPECTACULAR VALLEY VIEW MINI-RANCH OFFERING SPACE, FREEDOM & MODERN COMFORT Welcome to a truly exceptional Valley View mini-ranch blending refined country living with modern infrastructure. This thoughtfully designed custom home features the primary bedroom and two secondary bedrooms on the first floor, highlighted by a show-stopping, boutique-style primary closet. The second floor offers a fourth bedroom with a full bath, plus a game room and an additional bonus room or office, providing flexible space for guests, work, or play. The land is ideal for cattle, chickens, goats—or whatever your heart desires—with an existing agricultural exemption for cattle and hay. A dedicated water line to the livestock trough supports efficient daily operations. Offering long-term flexibility, existing deed restrictions allow the 20-acre tract to be subdivided into four 5-acre tracts in the future, creating generational or investment opportunities. The property includes a spacious WORKSHOP or Hobby Garage which is ideal for a boat, camper, or trailer, measuring just under 54 feet long and 20 feet wide. Designed for ease of use, the shop offers drive-through access with a 14-foot-wide by 14-foot-tall front door and a 14-foot-wide by 12-foot-tall rear door. Inside, a 20-foot ceiling enhances usability, while an additional 182 square feet of side storage plus an additional 1000 square feet above providing valuable space. The property is equipped with fiber-optic internet, a PEX water line system, and exceptional storage throughout, including approximately 1,000 square feet of storage with a lift above the workshop. A tractor, Gator, and additional farm equipment will also be offered for sale, creating a rare turnkey opportunity. This is more than a home—it's a lifestyle with room to grow. Properties like this are rare. Schedule your private showing today and experience what makes this Valley View mini-ranch truly special.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21166175

YEAR BUILT: 2019

COUNTY: Cooke

TRACT OR SUBDIVIION: none

LIST DATE: 02/01/2026

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800.451.8055

AREA:

SQUARE FEET: 3,567

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 20

LOT SIZE (SQFT): 871,200

INTERIOR FEATURES

KITCHEN:

- FuelTanks
- LivestockEquipment

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop

FIREPLACE:

- WoodBurning

VIRTUAL TOUR:

- [View virtual tour](#)

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● DoorMulti● GarageFacesFront● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● Cleared
ROOF TYPE: <ul style="list-style-type: none">● Composition	SIDING: <ul style="list-style-type: none">● Brick● FiberCement	POOL TYPE: <ul style="list-style-type: none">● None
FOUNDATION: <ul style="list-style-type: none">● PillarPostPier● Slab	FENCING: <ul style="list-style-type: none">● Fenced	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● Propane● SepticAvailable● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● GraniteCounters● HighSpeedInternet● InLawFloorplan● KitchenIsland● OpenFloorplan● Pantry● WiredForData● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecurityGate
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LISTED BY: Chad Haynes 

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BROKERED BY: INC Realty, LLC