

CENTURY 21

Judge Fite Company



1442 KARA TRAIL

VAN ALSTYNE, TX 75495



\$1,250,000



3,599 sqft



5 beds



3 baths

DESCRIPTION

Luxury country estate featuring 5 bedrooms and 3 full baths on 1.80 acres. This custom-built home boasts high-end finishes throughout. The open-concept design flows seamlessly. Upon entering the home, you will be awed by the impressive great room, which showcases a striking black accent wall with an electric fireplace and soaring ceilings with a stunning chandelier. The home also offers a 17x14 game room and a 17x12 media room. The dining area is an open space that connects the great room to the kitchen. The living areas and kitchen have wide-plank wood flooring. The chef's kitchen is a dream for cooking enthusiasts, THOR double oven with gas cooktop, a large island, two sinks, tons of counter space, and an amazing walk-in pantry, which includes cabinets, ample counter space, and open shelving. The storage in this house is exceptional! The primary bedroom offers wood flooring and a luxurious ensuite bath with dual vanities, a porcelain soaking tub, and a large walk-in shower. This spacious primary bath includes dual closets and a gun-safe room that can also serve as a tornado safe room. One of the four secondary bedrooms is situated apart from the others and has been utilized as an office. The laundry room features numerous cabinets, matching granite counters like those in the kitchen, a sink, and space for an extra refrigerator. Step outside to the spacious back porch (complete with automated screens) where you can enjoy breathtaking sunsets. The backyard is equipped with turf and a dog run. This property is located outside of city limits, boasting a favorable property tax rate of \$1.67. Pearlce Estates is a small neighborhood that offers luxury country estate homes. Conveniently located within 5 minutes of US 75. VAISD is an A rated school - the highest in Grayson County. Van Alstyne is a thriving small town with friendly folk. Enjoy the many festivals, the weekly Farmer's Market and live music at the Downtown Social District. Come see!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21175038

YEAR BUILT: 2022

COUNTY: Grayson

TRACT OR SUBDIVISION: Pearlce Add

LIST DATE: 02/10/2026

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800.451.8055

AREA:

SQUARE FEET: 3,599

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 1.81

LOT SIZE (SQFT): 78,712

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Electric
- FamilyRoom

FLOOR COVERINGS:

- Carpet

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Craftsman● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Concrete● DoorMulti● DoorSingle● EpoxyFlooring● Garage● GarageDoorOpener● InsideEntrance● KitchenLevel● Oversized● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● NativePlants
ROOF TYPE: <ul style="list-style-type: none">● Composition	SIDING: <ul style="list-style-type: none">● FiberCement	POOL TYPE: <ul style="list-style-type: none">● None
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Fenced● Partial	

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● Chandelier● DecorativeDesignerLightingFixtures● DoubleVanity● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors● SecurityLights
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COMMUNITY:

LISTED BY: Debra Pettit 
● CommunityMailbox

PHONE: 21443769652144376965

BROKERED BY: PARAGON, REALTORS