

# CENTURY 21

Judge Fite Company



## 865 HIGGINS ROAD

SHERMAN, TX 75092



\$1,250,000



3,691 sqft



5 beds



3 baths

## DESCRIPTION

JUST WHAT YOU'VE BEEN WAITING FOR!! Welcome to this exceptional 10-acre property, boasting breathtaking scenic views and a charming pond. This beautifully remodeled two-story home offers ample space with 5 spacious bedrooms and 3 bathrooms. The inviting open floor plan is perfect for comfortable living and entertaining. The kitchen features stainless steel appliances, a stove, an oven, plenty of prep space, granite countertops, and an island with a breakfast area. The first-floor master suite includes an oversized bathroom and a custom walk-in closet for convenience and luxury. The oversized living room has hardwood floors and a cozy gas-wood burning fireplace. Upstairs, you'll discover a huge family room, 3 bedrooms, and a shared bathroom. This income-producing property is conveniently located less than a mile from Preston Road (Highway 289), 11 minutes from downtown Sherman and 15 minutes from Texas Instruments in Sherman location. This property is ideal for anyone seeking a full-time residence, a weekend getaway, or a smart investment opportunity with incredible potential. Now is the perfect time to invest in this unique property that offers the best of both worlds. Don't miss your chance!

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21178814

**YEAR BUILT:** 1999

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:**

**LIST DATE:** 02/19/2026

**AREA:**

**SQUARE FEET:** 3,691

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 10

**LOT SIZE (SQFT):** 435,600

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom
- Masonry

### FLOOR COVERINGS:

- Carpet
- Laminate
- Tile

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Other
- Detached

### PARKING:

- AdditionalParking
- Asphalt
- Concrete
- Driveway
- ElectricGate

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Asphalt

### YARD/GROUNDS:

- Balcony
- OutdoorGrill

### SIDING:

- Brick
- Frame
- Concrete
- WoodSiding

### POOL TYPE:

- Fiberglass
- InGround
- Pool
- Waterfall

### FOUNDATION:

- Other
- PillarPostPier

### FENCING:

- HighFence
- PartialCross
- Wood

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
  - SepticAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CentralVacuum
- OpenFloorplan
- VaultedCeilings

### SECURITY FEATURES:

- CarbonMonoxideDetectors
  - SecurityGate
  - SmokeDetectors
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