

# CENTURY 21

Judge Fite Company



## 85 STONE HINGE DRIVE

FAIRVIEW, TX 75069



\$1,249,000



4,252 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to an exceptional single-story, ranch-style property offering space, privacy, and resort-style living on an expansive 1.45-acre lot. With 4,252 square feet, 4 bedrooms, 3 bathrooms, and a large office, this home is thoughtfully designed to accommodate both comfortable everyday living and effortless entertaining. Inside, you'll find generous living areas filled with natural light, creating a warm and inviting atmosphere throughout. At the heart of the home, the kitchen and living area feature an open floor plan and a spacious family dining area. The main living room includes a fireplace with direct views of the covered patio and pool area. Just off the kitchen is a separate game room with a wet bar and fridge, plus a private media room. Additionally, there is a formal living and dining space, which offers convenient access to the kitchen. The master suite is generously sized and serves as a relaxing retreat with ample space to unwind with pool views and private access to the patio. The master bathroom has separate his and hers vanities, a standalone bath, and a walk-in shower. The three additional bedrooms are spacious, with two sharing a Jack and Jill bathroom. There is also a large office featuring built-in shelves and a desk. Outside, step into your own private oasis. The beautifully designed pool is the centerpiece of the backyard, complemented by a built-in grill island, perfect for entertaining, weekend gatherings, or enjoying quiet evenings under the Texas sky. With 1.45 acres, there's plenty of room to spread out, play, and enjoy the outdoors. Continuing with the outdoor theme, only 2 miles from Heritage Ranch Country Club. Located in a desirable Fairview setting, this property combines the tranquility of acreage living with convenient access to nearby shopping, dining, and major roads and highways. This is a rare opportunity to own a spacious home with exceptional outdoor living.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21220626  
**YEAR BUILT:** 2005  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Thompson Spgs Ph 2  
**LIST DATE:** 04/02/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,252  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 1.45  
**LOT SIZE (SQFT):** 63,249

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- GasLog
- Masonry

### FLOOR COVERINGS:

- Carpet
- Hardwood
- LuxuryVinyIPlank
- Tile

### APPLIANCES:

- DoubleOven
- GasRange
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Ranch</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Asphalt</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Asphalt</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Deck</li><li>● Garden</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● PrivateYard</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Pool</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Metal</li><li>● Perimeter</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WiredForData</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● TrailsPaths</li><li>● Curbs</li></ul>
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**LISTED BY:** Nicholas Brown 

**PHONE:** 469.536.7404

**BROKERED BY:** EXP REALTY