

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1770 DURNING ROAD

VAN ALSTYNE, TX 75495



\$1,900,000



4,544 sqft



3 beds



3 baths

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## DESCRIPTION

This is a one of a kind custom designed home with a private setting and amenities that are often sought after, but rarely found available for sale together. This home is well appointed with quality materials such as Pella windows and doors, Volterra beams, natural stone interior accents, metal roofing, custom selected plumbing and electrical fixtures, designer tile floors and walls, electric patio shades, and true masonry fireplaces just to name a few. In addition, the home also has a strong focus on security, safety and comfort during the hardest weather Texas can throw at you, with a 304 SQFT Basement Storm Celler with access to the interior and exterior of the home. In addition, the home is also equipped with a whole house 26kw Generac propane fed generator. Outside the home are mature oak, pecan and cedar trees sprinkled on the property and around a 9' deep fishing pond, all just a few steps from the rear patio.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21002759  
**YEAR BUILT:** 2023  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 07/22/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,544  
**TOTAL BEDS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**ACRES:** 5  
**LOT SIZE (SQFT):** 217,800

## INTERIOR FEATURES

### KITCHEN:

- Dehumidifier
- Generator

### FIREPLACE:

- Den
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Craftsman</li><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Asphalt</li><li>● Basement</li><li>● Concrete</li><li>● DoorSingle</li><li>● Driveway</li><li>● ElectricGate</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Landscaped</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li></ul>	

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## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● CathedralCeilings</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Sheryl Yowell 

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**BROKERED BY:** Ebby Halliday Realtors