



**17019 COUNTY ROAD 706**  
LEONARD, TX 75452



\$3,499,000



6,224 sqft



6 beds



8 baths

## DESCRIPTION

Legacy Ranch Estate & Event-Ready Property 53 Acres ,Leonard Texas Collin County Property Overview allmost 53 acre custom ranch estate Approx. 6,000 sq. ft. heated & cooled living space 1,520 sq. ft. garage 1,858 sq. ft. covered porches, 5 Bedrooms, 4 Full Baths 2 Half Baths Walk-in secure safe room , Newer construction, well maintained Interior Highlights Lodge-inspired custom ranch design featuring extensive pine, cedar, and alder woodwork. Open-concept living ideal for entertaining, hardwood flooring throughout with tile in the kitchen and select bedrooms. Spa-style steam shower and hot tub, whole-house generator, and wired for future elevator installation. Guest & Flex Spaces Climate-controlled she-shed office Custom 30-foot round yurt guest house approx. 708 sq. ft. with all-wood interior and exterior Ranch Infrastructure Original barn with corral and cattle loading area, plus a large metal equipment barn with lean-tos on both sides. Ample space for equipment, livestock, parking, or event staging. Water, Land & Wildlife Large stocked pond, expansive creek, and a unique 100-foot goldfish river reminiscent of Colorado scenery. 15,20 mature producing pecan trees, scenic porches, and abundant wildlife including Whitetail deer, hogs, coyotes, bobcats, and waterfowl. Property has been used for hunting and duck hunting. Event & Entertainment Potential Well-suited for weddings, private events, corporate retreats, and large gatherings. Expansive porches, open pasture, water views, guest accommodations, and infrastructure make this an outstanding event-ready estate. A rare opportunity combining acreage, craftsmanship, water features, guest accommodations, and event versatility just outside the DFW metroplex.

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

**MLS STATUS:** Active

**MLS:** 21174197

**YEAR BUILT:** 2024

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Benjamin Clark Surv Abs #163

**LIST DATE:** 02/10/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 6,224

**TOTAL BEDS:** 6

**FULL BATHS:** 6

**HALF BATHS:** 2

**ACRES:** 51

**LOT SIZE (SQFT):** 2,221,560

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- FreeStanding
- LivingRoom
- WoodBurning
- WoodBurningStove

### FLOOR COVERINGS:

- Combination
- Tile
- Vinyl
- Wood

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Ranch</li><li>● Southwestern</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● ConvertedGarage</li><li>● Concrete</li><li>● Covered</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● HeatedGarage</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Pasture</li><li>● PondOnLot</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Balcony</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>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li></ul>	

---

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
--	---

---

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● Other</li><li>● Pantry</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li></ul>
--	--

---

**LISTED BY:** Ron Morgan 

**PHONE:** 888.455.6040

**BROKERED BY:** Fathom Realty