



**4400 BLUE RIDGE FARMS ROAD**  
BLUE RIDGE, TX 75424



\$1,900,000



3,600 sqft



4 beds



3 baths

## DESCRIPTION

Set on an expansive 38 acre estate in the heart of Blue Ridge, this exceptional property offers a rare blend of refined living and functional country lifestyle. Surrounded by rolling pasture, four ponds, and cross-fenced acreage, the setting is both picturesque and highly versatile ideal for livestock, recreation, or simply enjoying the privacy of wide-open space. At the center of the property is a stunning custom built barndominium, thoughtfully designed with magazine worthy interiors. Rich pine tongue and groove finishes, soaring 20 foot vaulted ceilings, and warm laminate flooring create an inviting yet dramatic living environment. The open-concept layout seamlessly connects the living, dining, and kitchen areas, anchored by a massive island that serves as both a gathering point and a functional workspace. The home offers four bedrooms, two full baths, and a powder bath, along with a flexible layout that includes a lofted office, game room, and additional bonus space upstairs. The primary suite is a true retreat, featuring dual closets, a private sitting area, and an impressive 11x14 walk-through shower that elevates the everyday experience. Built with quality and efficiency in mind, the home includes double pane windows, foam insulation, solar features and two tankless water heaters ensuring comfort and long-term energy savings. Outside, the property continues to impress with a fully equipped 50x40 barn complete with corral, stable area, tack room, and access to both water and electricity ready for immediate agricultural use. The fenced backyard offers a resort style escape with an in ground pool, creating the perfect balance between work and relaxation. A four car attached garage adds convenience, while the location offers the best of both worlds: peaceful seclusion with easy access to town and approximately 50 minutes to DFW Airport. This is more than a home, it's a fully realized country estate designed for both luxury living and practical use.

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

**MLS STATUS:** Active

**MLS:** 21230084

**YEAR BUILT:** 2018

**COUNTY:** Collin

**TRACT OR SUBDIVISION:** Jc Neill Surv Abs #658

**LIST DATE:** 04/13/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,600

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 38.98

**LOT SIZE (SQFT):** 1,697,881

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

### APPLIANCES:

- DoubleOven
- Dishwasher
- Disposal
- GasRange
- Microwave
- WaterPurifier

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Barndominium</li><li>● Ranch</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● Driveway</li><li>● Garage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● PondOnLot</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● MetalSiding</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fiberglass</li><li>● InGround</li><li>● Pool</li><li>● Waterfall</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>● BarbedWire</li><li>● CrossFenced</li><li>● Full</li><li>● Pipe</li></ul>	

## UTILITIES

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

## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Loft</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● NaturalWoodwork</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

**LISTED BY:** Katy Reeves 

**PHONE:** 817.941.6454

**BROKERED BY:** Trinity Group Realty