

CENTURY 21[®]

Judge Fite Company



8665 COUNTY ROAD 857

MCKINNEY, TX 75071



\$2,950,000



3,547 sqft



4 beds



5 baths

DESCRIPTION

Positioned on a hilltop to capture expansive sunset views, this remodeled (2020) modern farmhouse offers a unique blend of privacy, functionality, and long-term upside. Set on 6.8 acres in an unincorporated area outside city limits, the property benefits from an AG exemption and significantly lower tax exposure - an increasingly rare combination this close to major growth corridors. The land is thoughtfully improved with a private pond fed by an onsite well, mature trees, and usable acreage suited for a variety of residential or recreational uses. A gated entrance welcomes you to a picturesque setting complete with a windmill, separate office or flex space, raised garden beds, and dedicated areas for seasonal planting. Located within walking distance to West Grove development, this property sits directly in the path of continued expansion along 380, creating a compelling opportunity for both end users and those considering future positioning. A hard-to-find combination of location, land, and flexibility—this is one you don't see often.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21235453
YEAR BUILT: 1992
COUNTY: Collin
TRACT OR SUBDIVIION: Walnut Grove #2
LIST DATE: 04/16/2026

CENTURY 21
Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 3,547
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 2
ACRES: 6.86
LOT SIZE (SQFT): 298,865

INTERIOR FEATURES

FIREPLACE:

- GasLog
- GasStarter
- LivingRoom
- PrimaryBedroom
- Other

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Tile

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Craftsman ● Modern ● Other ● Ranch ● Traditional ● Detached ● Farmhouse	PARKING: ● CircularDriveway ● Concrete ● Covered ● Carport ● DetachedCarport ● DoorSingle ● Driveway ● ElectricGate ● GarageFacesFront ● Garage ● GarageDoorOpener ● Gated ● Oversized ● SideBySide	LOT DESCRIPTION: ● Acreage
ROOF TYPE: ● Composition	YARD/GROUNDS: ● Other ● RainGutters	SIDING: ● BoardAndBattenSiding ● Brick ● Cedar
POOL TYPE: ● InGround ● OutdoorPool ● PoolCover ● Pool	FOUNDATION: ● Slab	FENCING: ● CrossFenced ● Fenced ● Full ● FrontYard ● Gate ● Perimeter ● SplitRail ● Vinyl ● Wood ● Wire

UTILITIES

HEATING/COOLING: ● Central ● NaturalGas	UTILITIES: ● ElectricityAvailable ● ElectricityConnected ● NaturalGasAvailable ● SepticAvailable ● SeparateMeters ● UndergroundUtilities ● WaterAvailable ● CableAvailable
--	---

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- CathedralCeilings
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- KitchenIsland
- Other
- Pantry
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecurityGate
- SmokeDetectors

LISTED BY: Shana Acquisto 

PHONE: 972.396.7512

BROKERED BY: Acquisto Real Estate