

\$600,000 - 209 Vz County Road 2316, Canton

MLS® #20772441

\$600,000

4 Bedroom, 2.10 Bathroom, 3,912 sqft

Residential on 9.75 Acres

Abs #423, Canton, TX

Come live in the country, be near First Monday and enjoy this beautifully renovated home with pool. This gated property has lots of storage and space for all of your hobbies. The property is ready for your livestock, the 9.7+ acres are cross-fenced, has multiple barns and a tank. Sit back and relax on your covered patio and take a dip into your pool with spa. The main bedroom has separate sinks and closets, as well as a gorgeous freestanding tub and walk-in shower. There is a 4th bedroom split from the others with an outside entrance. Do you need more space? Make the 650+ sf building behind the pool into whatever you need or want, a pool house, MIL suite or hang out, it also has a full bath. HVAC replaced in 2023 in main house. Radio tower for internet or fiber available. Home has a deep well and septic, no city services.

Built in 1988

Essential Information

MLS® #	20772441
Price	\$600,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	3,912
Acres	9.75



Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	209 Vz County Road 2316
Subdivision	Abs #423
City	Canton
County	Van Zandt
State	TX
Zip Code	75103-4652

Amenities

Utilities	Aerobic Septic, All Weather Road, Asphalt, Co-op Electric, Propane, Well
Garages	Additional Parking, Attached Carport, Concrete, Covered, Detached Carport, Driveway, Electric Gate, RV Carport
Has Pool	Yes
Pool	In Ground, Pool/Spa Combo, Pump, Vinyl, Water Feature, Other

Interior

Interior Features	Built-in Features, High Speed Internet Available, Pantry
Appliances	Satellite Dish, Other
Heating	Central, Fireplace Insert, Propane, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Living Room, Raised Hearth, Wood Burning

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Kennel, RV Hookup, RV/Boat Parking, Stable/Barn, Storage
Lot Description	Acreage, Few Trees, Pasture, Tank/ Pond
Roof	Metal
Construction	Brick, Fiber Cement
Foundation	Slab

School Information

District	Canton ISD
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Elementary	Canton
High	Canton

Listing Details

Listing Agent	Meredith Martin
Listing Office	Coldwell Banker Anderson Realt

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