

# \$1,000,000 - 10017 County Road 604, Alvarado

MLS® #20927695

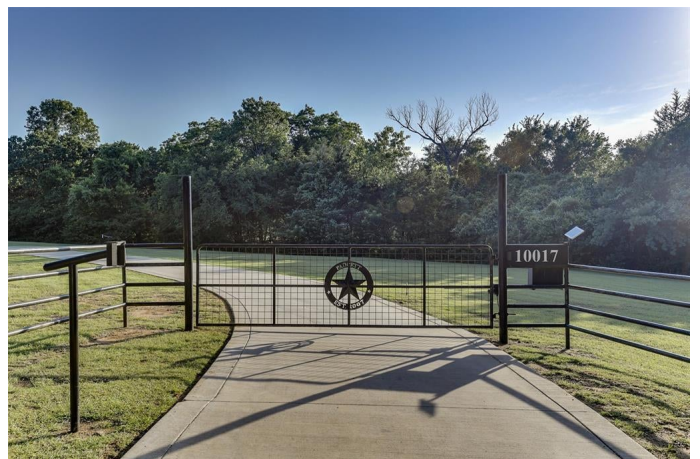
**\$1,000,000**

4 Bedroom, 2.00 Bathroom, 2,743 sqft

Residential on 8.76 Acres

ABST 760 TR 128,129 J F SALAS, Alvarado, TX

Nestled on just under 9 acres, this Alvarado gem is a nature lover's dream with a perfect blend of heavily wooded, forest-like areas and open, park-like clearings. The gated entry with keypad and remote welcomes you to a beautifully maintained property designed for comfort, functionality, and year-round enjoyment. The wide-open floorplan features 4 spacious bedrooms, 2 full baths, vaulted ceilings, and wood-look tile throughout. The kitchen is the heart of the home with a massive island, black stainless appliances, and plenty of room to gather. Step into the private owner's retreat or relax by the cozy gas fireplace in the living room. Outdoor amenities abound with a covered back patio, gas firepit, built-in grill, and serene views of hundreds of mature trees—truly a birder's paradise. The concrete circle drive adds convenience and curb appeal, while a separate drive leads to the Texas-sized shop featuring water, a half bath, oversized utility sink, large overhang, RV and or boat parking, and an additional Conex storage building. Need extra space? Enjoy a charming she shed with power and heat and air—perfect for a gym, art studio, or home office. Other highlights include a spray foam insulated attic, cedar-lined garage, crown molding, 2 inch blinds throughout, ceiling fans in every room, walk-in closets, and a newly installed drainage system directing water to the front of the property and down to the creek. This property offers space, privacy, and



the ultimate setting for entertaining or unwindingâ€”inside and out. Youâ€™ll feel like you're living in your own private park!

Built in 1980

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20927695                |
| Price          | \$1,000,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,743                   |
| Acres          | 8.76                    |
| Year Built     | 1980                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 10017 County Road 604         |
| Subdivision | ABST 760 TR 128,129 J F SALAS |
| City        | Alvarado                      |
| County      | Johnson                       |
| State       | TX                            |
| Zip Code    | 76009-6051                    |

**Amenities**

|              |                                                                                                                                                                                                                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Co-op Electric, Co-op Water, Concrete, Electricity Available, Electricity Connected, Individual Gas Meter, Outside City Limits, Overhead Utilities, Propane, Septic                                                                                                                                                            |
| # of Garages | 8                                                                                                                                                                                                                                                                                                                              |
| Garages      | Additional Parking, Attached Carport, Boat, Carport, Circular Driveway, Concrete, Covered, Driveway, Electric Gate, Enclosed, Garage, Garage Door Opener, Garage Faces Side, 2-Car Single Doors, Gated, Kitchen Level, Open, Oversized, Private, RV Access/Parking, RV Carport, RV Garage, Storage, Tandem, Workshop in Garage |
| Waterfront   | Creek                                                                                                                                                                                                                                                                                                                          |

## Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Cable TV Available, Cathedral Ceiling(s), Chandelier, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Wainscoting, Walk-In Closet(s) |
| Heating           | Central, Fireplace(s), Propane                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Family Room, Fire Pit, Gas, Gas Logs, Gas Starter, Raised Hearth                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Attached Grill, Awning(s), Barbecue, Built-in Barbecue, Fire Pit, Garden(s), Rain Gutters, Lighting, Outdoor Grill, Private Entrance, Private Yard, RV Hookup, RV/Boat Parking, Storage |
| Lot Description   | Acreage, Cleared, Interior Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Oak, Pasture, Rolling Slope, Sprinkler System                                                              |
| Roof              | Composition                                                                                                                                                                             |
| Construction      | Rock/Stone, Siding                                                                                                                                                                      |
| Foundation        | Slab                                                                                                                                                                                    |

## School Information

|            |              |
|------------|--------------|
| District   | Alvarado ISD |
| Elementary | Alvarado N   |
| High       | Alvarado     |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Agent  | Sarah Padgett             |
| Listing Office | CENTURY 21 Judge Fite Co. |

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Listing information last updated on November 2nd, 2025 at 3:15am CST