

\$1,599,000 - 245 Fm 407 W, Argyle

MLS® #20951905

\$1,599,000

4 Bedroom, 4.00 Bathroom, 3,536 sqft

Residential on 2.91 Acres

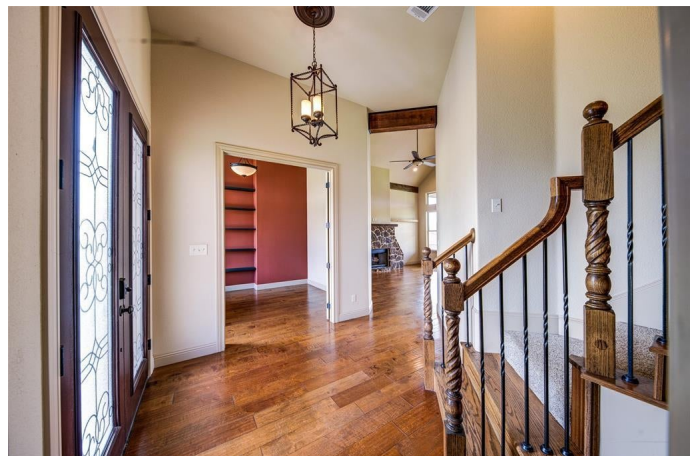
Huffer Add Ph 2, Argyle, TX

Private 3-Acre Estate in Argyle â€“ Custom Home, Barn, and Guest Quarters!

Nestled on nearly 3 acres and set back from the road for ultimate privacy, this phenomenal north-facing, two-story custom home combines timeless craftsmanship with modern luxury. Surrounded by mature trees and beautifully maintained grounds, it offers serene living and breathtaking sunset views from the expansive back patio. Built with durable 2x6 construction, every detail of this residence reflects quality, comfort, and sophistication.

Inside, the home features 4 spacious bedrooms and 4 full baths, providing generous accommodations for family and guests. The thoughtfully designed layout blends classic architectural elements with contemporary touches throughout. The gourmet kitchen is a chefâ€™s dreamâ€”complete with stainless steel appliances, custom cabinetry, and expansive countertops ideal for meal prep and entertaining. The open living and dining areas create a welcoming flow, while flexible spaces easily adapt for a home theater, office, or playroom.

The luxurious primary suite serves as a private retreat with a spa-inspired ensuite bath, dual walk-in closets, and sweeping views of the peaceful landscape. Every room has been designed for comfort, function, and connection to the propertyâ€™s natural surroundings. Outside, enjoy multiple patios perfect for relaxing or hosting under the trees. The grounds are meticulously landscaped, offering



ample room for recreation, gardening, or simply enjoying nature. The impressive gambrel-style barn includes garage space for up to four vehicles, a private gym area, and a fully equipped accessory dwelling unit (ADU) ideal for guests, extended family, or a home office. A sustainable chicken coop and rainwater harvesting system add to the property’s self-sufficient appeal. This extraordinary estate delivers an unmatched blend of privacy, luxury, and versatility—an exceptional opportunity to own a one-of-a-kind property in sought-after Argyle.

Built in 2014

Essential Information

MLS® #	20951905
Price	\$1,599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,536
Acres	2.91
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Active

Community Information

Address	245 Fm 407 W
Subdivision	Huffer Add Ph 2
City	Argyle
County	Denton
State	TX
Zip Code	76226-5809

Amenities

Utilities	Asphalt, Co-op Electric, Co-op Water, Electricity Connected,
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	Gravel/Rock, Individual Water Meter, Propane, Septic, Sidewalk, Underground Utilities
Features	Perimeter Fencing, Playground, RV Parking
# of Garages	2
Garages	2-Car Double Doors, Additional Parking, Concrete, Drive Through, Driveway, Electric Gate, Garage Door Opener, Garage, Garage Faces Side, Gravel, Inside Entrance, Kitchen Level, Other, Oversized, RV Access/Parking, Side By Side, Workshop in Garage

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Cable TV Available, Chandelier, Double Vanity, Decorative Lighting, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Second Primary Bedroom, Walk-In Closet(s), Wired for Data
Appliances	Irrigation Equipment, Other
Heating	Central, Electric, Fireplace(s), Fireplace Insert, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Insert, Living Room, Masonry, Raised Hearth, Stone, Wood Burning

Exterior

Exterior Features	Attached Grill, Built-in Barbecue, Covered Porch(es), Garden(s), Gas Grill, Rain Gutters, Gray Water System, Lighting, Outdoor Living Center, Outdoor Grill, Outdoor Kitchen, Playground, Private Yard, Rain Barrel/Cistern(s), RV/Boat Parking, RV Hookup, Stable/Barn, Storage
Lot Description	Acreage, Cleared, Few Trees, Landscaped, Level, Lrg. Backyard Grass, Oak, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Rock/Stone, Wood
Foundation	Slab

School Information

District	Argyle ISD
Elementary	Argyle South
Middle	Argyle
High	Argyle

Listing Details

Listing Agent	Colleen Walker
Listing Office	Coldwell Banker Realty

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