

\$699,900 - 3531 County Road 1104b, Cleburne

MLS® #21086327

\$699,900

3 Bedroom, 2.00 Bathroom, 1,739 sqft
Residential on 13.13 Acres

Batterson, Cleburne, TX

Discover the perfect blend of modern comfort and country living. Built in 2024, this beautifully crafted 3-bedroom, 2-bath home sits on 13.13 acres (ag exempt) fully fenced and cross-fenced acres with a stock tank and a spacious 30 x 40 shop complete with RV hookups, water to the barn, and electricity. Inside, the 1,739 sq. ft. home features custom wood cabinetry, granite countertops, crown molding, and a cozy wood-burning fireplace. Foam insulation provides energy efficiency, while the open-concept design and abundant storage make it both functional and inviting. Enjoy peaceful views from the covered front and back porches or take advantage of the 18-ft carport attached to the shop. The property includes sprinklers around the trees and a solar-powered entry gate for added convenience. With its white siding, brick accents, and black roof, this new home offers timeless curb appeal and a turn-key rural lifestyle—just minutes from shopping and nearby amenities.

Built in 2024

Essential Information

MLS® #	21086327
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,739
Acres	13.13
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Modern Farmhouse
Status	Active

Community Information

Address	3531 County Road 1104b
Subdivision	Batterson
City	Cleburne
County	Johnson
State	TX
Zip Code	76031-0635

Amenities

Utilities	Co-op Electric, Co-op Water, Concrete, Propane, Septic
# of Garages	2
Garages	Concrete, Epoxy Flooring, Garage, Garage Door Opener, Garage Faces Side, 2-Car Single Doors

Interior

Interior Features	Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning, Propane

Exterior

Lot Description	Acreage, Few Trees
Roof	Composition, Shingle
Construction	Brick, Siding
Foundation	Slab

School Information

District	Rio Vista ISD
Elementary	Rio Vista

Middle	Rio Vista
High	Rio Vista

Listing Details

Listing Agent	Stacy Cato
Listing Office	PerFit Realty LLC

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