

\$3,950,000 - County Road 2402, Canton

MLS® #21035711

\$3,950,000

4 Bedroom, 4.30 Bathroom, 9,000 sqft

Residential on 92.00 Acres

na, Canton, TX

Special opportunity to own a turnkey East Texas family retreat or full-time residence. Upon entering from the private road, you are greeted by a beautiful combination of mature hardwood trees, ponds, and vibrant green vegetation framing a French Country Chalet style home and well-appointed improvements. The meticulously maintained property features multiple residences and is ideal for hosting friends and family, or quiet enjoyment. Complemented by heavily wooded trails, a half mile of creek frontage, and varied topography, Buck Branch Ranch is a luxurious recreational dream. Main residence is 9,000 sf plus 3 additional guest houses, 2,400sq equipment shop, and a 6,300 greenhouse. This recreational ranch offer ideal conditions for hunting and fishing. The heavy tree cover and availability of water, each pond is heavily stocked with bass, and there is a well maintained trail system for hiking and riding ATV's. See complete write-up in Document section of the MLS.

Built in 2005

Essential Information

MLS® # 21035711



Price	\$3,950,000
Bedrooms	4
Bathrooms	4.30
Full Baths	4
Half Baths	3
Square Footage	9,000
Acres	92.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	French
Status	Active

Community Information

Address	County Road 2402
Subdivision	na
City	Canton
County	Van Zandt
State	TX
Zip Code	75103

Amenities

Utilities	All Weather Road, Well, Septic
# of Garages	4
Garages	Additional Parking, Circular Driveway
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Built-in Wine Cooler, Decorative Lighting, Double Vanity, Eat-in Kitchen, High Speed Internet Available, Kitchen Island, Open Floorplan, Wet Bar
Heating	Electric
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Den, Family Room, Stone, Wood Burning, Dining Room, Kitchen

Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	Acreage, Many Trees, Tank/ Pond, Water/Lake View

Roof	Composition
Construction	Rock/Stone
Foundation	Pillar/Post/Pier

School Information

District	Canton ISD
Elementary	Canton
High	Canton

Listing Details

Listing Agent	Harlan Ray
Listing Office	Briggs Freeman Sotheby's Int'l

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