



Canton Estate

Van Zandt County, TX | 52 +/- AC



BURGER-RAY
RANCH GROUP



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Van Zandt County, TX | 52 +/- AC

Property Description

Canton Estate sits on roughly 52 acres of beautiful green pasture in Central Van Zandt County just minutes from the town of Canton. Located in a quiet corner of Van Zandt County within an hour of Dallas, Canton Estate makes for an ideal permanent residence or weekend getaway. The 3,700 sf +/- main residence and additional guest home and party barn/workshop were built with hosting family and friends in mind. Expertly maintained landscaping, outdoor fireplace, and pool make this property an oasis in an already beautiful part of East Texas.

Improvements

The main house was built in 2002 with meticulous attention to detail and features ranch style interior wood finishes. There are 4 bedrooms, 2 full bathrooms with walk-in showers, and two half baths. Downstairs, a grand room with a high vaulted ceiling and large stone fire place receives plenty of natural light. The kitchen is well designed with bar top seating, granite counters, and floating island. Off the kitchen is a laundry and mudroom. The upstairs entertainment area is complete with a wet bar and seating space that overlooks the grand room. Quiet mornings and evening sunsets are best enjoyed from one of the swings on the wrap around porch. Just outside the main house, a pool and hot tub, grilling area, and outdoor freestanding fireplace make entertaining easy.

A short walk from the main house is a 1 bedroom/1 bath guest house attached to a 2,560 sf +/- workshop/party barn. The guest house has a small patio, modern kitchen appliances, and vaulted ceiling. Additionally, there is a walk-in shower and large vanity.

The ranch is fenced with a paved drive in.

Location

The property is located outside the small community of Tundra, TX, approximately 1 hour from downtown Dallas in Van Zandt County. The county seat of Canton is just ten minutes north of the ranch.

Land

The land is made up of predominantly fertile green hay pasture characteristic of South Central Van Zandt County . There are multiple stock ponds dotting the property. The house is surrounded by beautiful mature hardwoods. In the spring and summer months, the ranch comes alive with lush shades of green.

Water

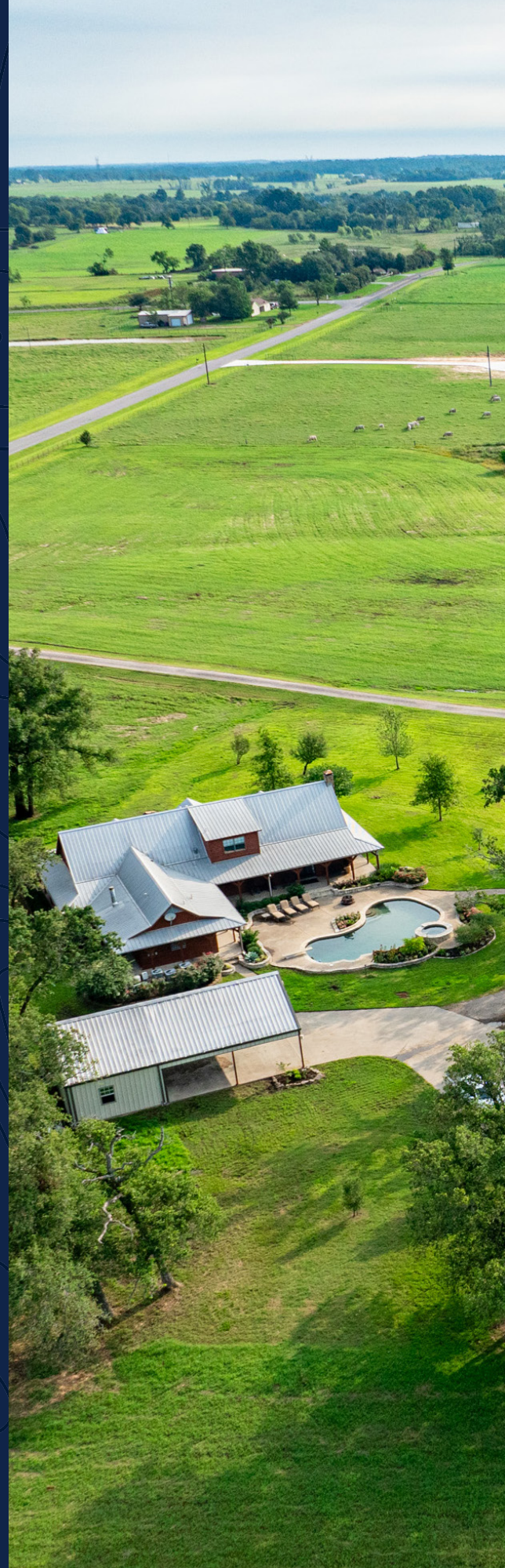
There are three stocked ponds spread over the property, the largest being three quarters of an acre. Both the main house and guest house are serviced by a well.

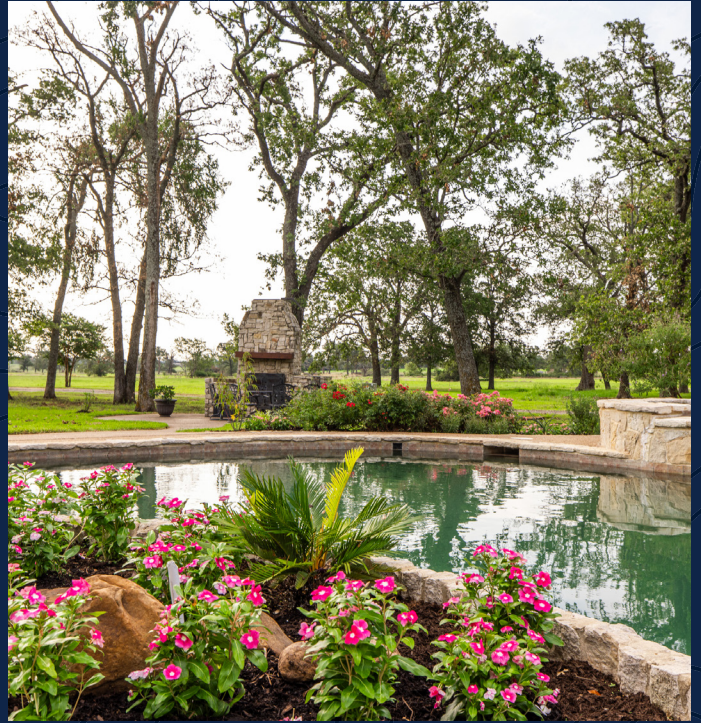
Terrain/Topography

The property features relatively level topography at 540. The surrounding ranches have gently rolling topography.

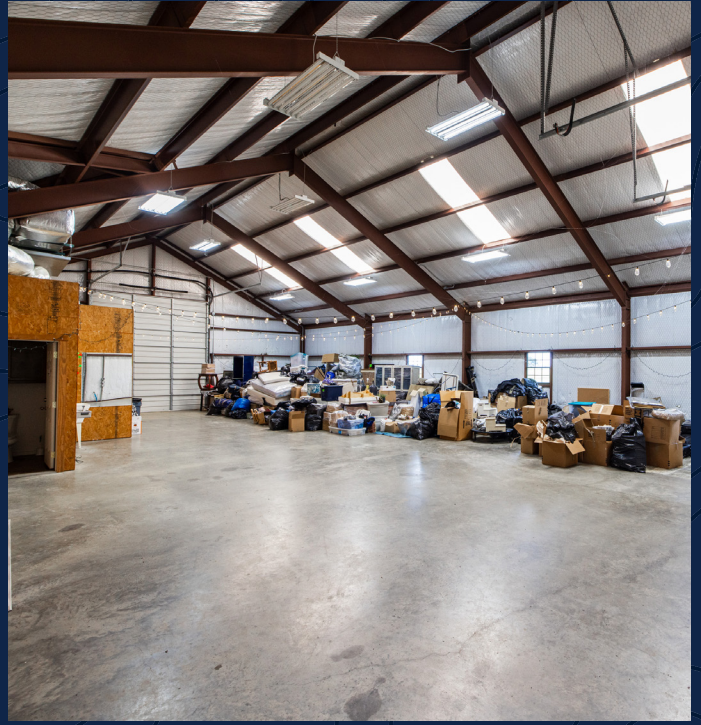
Minerals

Consult broker for more information.









Our Team

Grass-Roots Presence, With a Global Reach

The team at Burgher-Ray Ranch Sales has the network and knowledge in several local markets, and simultaneously has the ability to market their clients properties internationally. Burgher-Ray listings are seen around the world.



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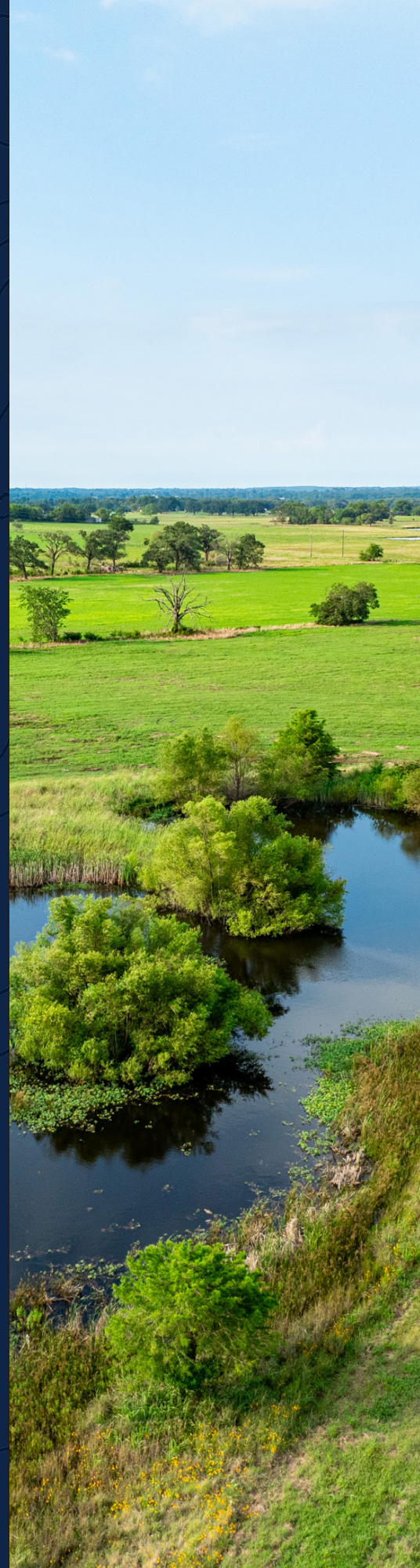


HARLAN RAY

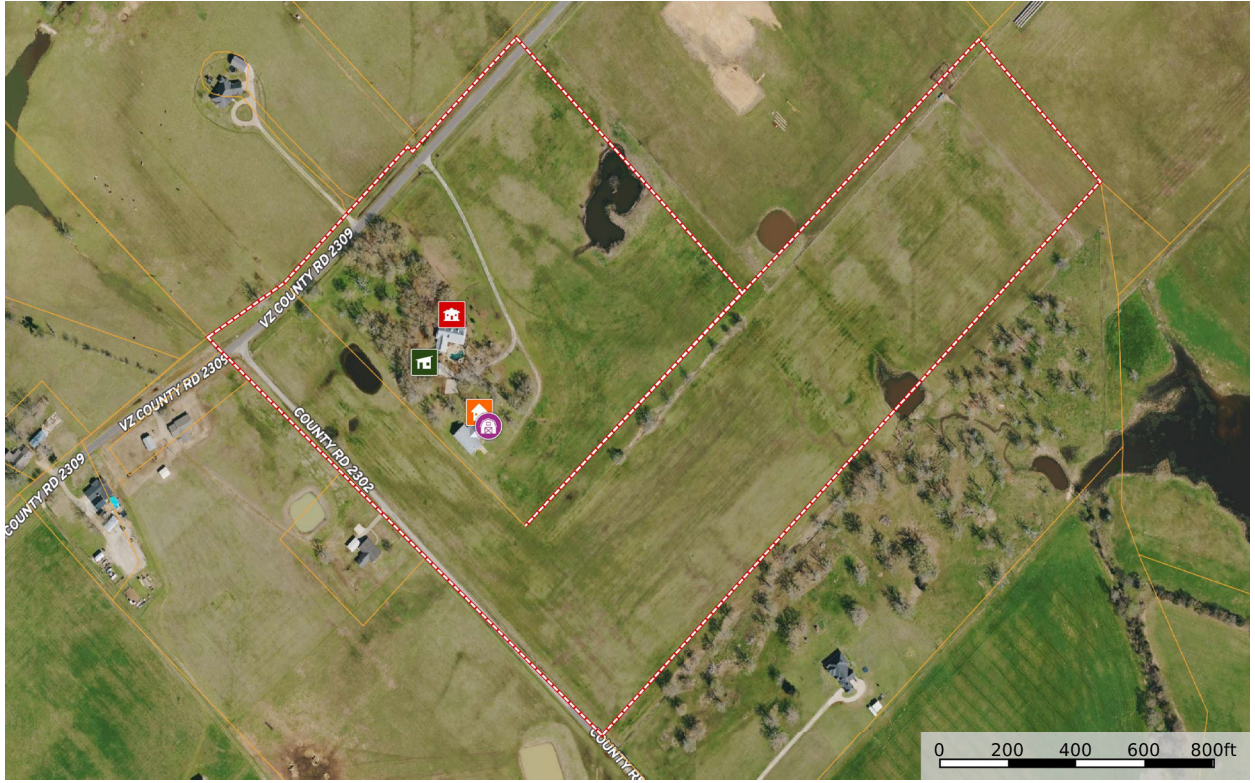
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Aerial Map



Shed / Shack Barn House Main House Boundary

Topographic Map



- Shed / Shack
- Barn
- House
- Main House
- Boundary