

# \$595,000 - 4266 County Road 204, Alvarado

MLS® #21018558

**\$595,000**

3 Bedroom, 2.10 Bathroom, 2,562 sqft  
Residential on 2.08 Acres

Willow Creek Ranch, Alvarado, TX

A brand new Barndominium nestled on 2.07 gated acres! Just 5 minutes from I-35W and about 10 minutes from Alvarado city center. This property boasts 3 beds, 2.5 baths, office, an attached two-car garage, beautiful wood floors throughout, and a large rear patio to enjoy the Texas sunsets. Inside, a functional open-concept living area combines the living, dining, and kitchen with a walk-in pantry. The primary bedroom hosts a large walk-in closet and an ensuite bath that features a rain shower, dual sinks, quartz countertops, and plenty of storage. Two additional bedrooms and a bathroom with dual sinks reside on the right side of the home. A half bath is located just off the laundry room. An incredible 1,600 sq. ft. detached shop with two 12'x12' overhead doors has its own half bath. The property has a gated entrance and there are endless possibilities to make this homestead your own.



Built in 2025

## Essential Information

|                           |           |
|---------------------------|-----------|
| Days on Market            | 75        |
| Cumulative Days on Market | 68        |
| HOA                       | None      |
| MLS® #                    | 21018558  |
| Price                     | \$595,000 |
| Bedrooms                  | 3         |
| Bathrooms                 | 2.10      |

|                |                                |
|----------------|--------------------------------|
| Full Baths     | 2                              |
| Half Baths     | 1                              |
| Square Footage | 2,562                          |
| Acres          | 2.08                           |
| Year Built     | 2025                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Style          | Modern Farmhouse, Barndominium |
| Status         | Closed                         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4266 County Road 204 |
| Subdivision | Willow Creek Ranch   |
| City        | Alvarado             |
| County      | Johnson              |
| State       | TX                   |
| Zip Code    | 76009-7252           |

### Amenities

|              |  |
|--------------|--|
| Utilities    | All Weather Road, Rural Water District, Septic                     |
| # of Garages | 2  |
| Garages      | Garage, Garage Door Opener, Garage Faces Front, 2-Car Single Doors |

### Interior

|                    |   |
|--------------------|---|
| Interior Features  | Cable TV Available, Chandelier, Decorative Lighting, Eat-in Kitchen, High Speed Internet Available, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Kitchen            | Built-in Cabinets, Eat-in Kitchen, Kitchen Island, Natural Stone/Granite Type, Water Line to Refrige  |
| Bedroom / Bathroom | Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closet(s)  |
| Specialty Rooms    | Bedroom, Office   |
| Floors             | Wood  |
| Heating            | Central   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Covered Patio/Porch, Rain Gutters, RV/Boat Parking, RV Hookup, Stable/Barn, Storage |
| Lot Description   | Interior Lot, Subdivision, Acreage, Lrg. Backyard Grass, Pasture                    |
| Roof              | Metal   |

Foundation                      Slab

**Listing Details**

Listing Agent                      Jackie Dorbritz  
Listing Office                      Compass RE Texas, LLC

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