

## Cross Property Customer Full View

MLS#: 14372256

N

Active

6040 E Lone Oak RD

Valley View

76272-8025

LP:

\$795,000



Category: Residential

Area: 43/5

Subdv: A. Matthews

County: Cooke

Parcel ID: 18674

Lot: Block:

Multi Prcl: Yes

Type: RES-Single Family

Also for Lease: N

Lease MLS#: Lst \$ / SqFt: \$189.74

Lake Name:

Plan Dvlpmnt: See Supplements in NTREIS

Legal: MUD Dst: No

Unexempt Taxes:

Bedrooms: 4

Fireplaces: 1

Sec Sys: Yes

Tot Baths: 4.0

Full Baths: 4

Half Baths: 0

Liv Areas: 2

Dining Areas: 1

Senior Community Y/N:

Stories: 2

Pool: No

SqFt: 4,190 / Appraiser

# Gar Spaces: 2

# Carprt Spcs: 2

Acres: 9.700

HOA: None

Accessory Unit: Yes

Yr Built: 2004 / Preowned

Garage Size: 22 x 24

Cvrd Park: 6

Lot Dimen: 9.7 Acres

HOA Dues:

Accessory Unit SF: 988

Hdcp Am: No

Will Subdiv: No

Accessory Unit Type: Guest Quarters

School Dist: Pilot Point ISD

Elementary School: Pilotpoint

Primary School:

Middle School: Pilot Poin

Intermediate School: Pilot Point

High School: Pilotpoint

Junior High School:

Living Room: 24 x 17 / 1

Kitchen: 20 x 19 / 1

Master Bedroom: 20 x 19 / 1

Bedroom: 13 x 12 / 1

Utility Room: 12 x 11 / 1

Built-in Cabinets

Breakfast Bar, Built-in Cabinets, Island, Pantry, Solid Surface/Non-Natural Type

Jetted Tub, Separate Shower, Separate Vanities, Walk-in Closets

Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Other, Second Pantry, Separate Utility Room, Washer Hookup

Game Room: 33 x 19 / 2

Dining Room: 16 x 12 / 1

Bedroom: 13 x 12 / 1

Bedroom: 13 x 12 / 1

Media Room: 18 x 13 / 2

Walk-in Closets

Split Bedrooms, Walk-in Closets

Housing Type: Single Detached

Style of House: Traditional

Lot Size/Acreage: 5 Acres to 9.99 Acres

Lot Description: Acreage, Creek, Heavily Treed, Horses Permitted, Irregular, Tank/ Pond

Exterior Features: Guest Quarters, Gutters, Lighting System, Patio Covered, Roof Top Deck/Patio, RV/ Boat Parking, Separate Entry Quarters, Sprinkler System, Workshop

Soil: Sandy Loam

Construction: Brick

Foundation: Slab

Roof: Composition

Backyard Pool Feat:

Type of Fence: Barbed Wire, Partially Fenced, Slick/Smooth Wire, Wood

Parking/Garage: Attached, Circle Drive, Detached, Garage, Garage Door Opener, Opener, Outside Entry, Side

Street/Utilities: Asphalt, Co-op Water, Individual Water Meter, No City Services, Outside City Limits, Septic

Interior Features: Cable TV Available, Decorative Lighting, High Speed Internet Available, Sound System Wiring, Wet Bar, Window Coverings

Fireplace Type:

Kitchen Equipment:

Alarm/Security:

Flooring:

Heating/Cooling:

Energy Efficiency:

Green Features:

Green Certification:

Handicap Amenities:

Special Notes:

Proposed Financing:

Possession:

Showing:

Brick, Gas Logs, Gas Starter, Wood Burning

Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Water Line to Refrigerator

Burglar, Monitored

Carpet, Ceramic Tile, Wood

Additional Water Heater(s), Central Air-Elec, Central Heat-Gas, Heat Pump, Propane, Zoned

Ceiling Fans, Gas Water Heater, Programmable Thermostat, Thermo Windows

Deed Restrictions

Cash, Conventional

Other

Agent Or Owner Present, Contact Agent, No Lock Box, No Sign on Lot

Property Description: Ideal for those wanting land, a spacious home, guest house & the enjoyment of nature in a private wooded setting. Bordered by over 650ft of Lake Ray Roberts Johnson Branch State Park, this enticing property offers a nice 4BR home with 4 main level BRs, upstairs game & media rooms, detached 1BR guest home with adjoining workshop or 2nd garage with heat & air, addl cvd parking for vehicles or boat, a creek & pond on 9.7 wooded acres. Frequented by a variety of wildlife, the property is bordered at the back by state park land with boat launches, off-road biking & hiking trails. Convenient to access, it is located about 7 miles east of I-35 & approx 20 minutes to Denton's Rayzor Ranch Marketplace & UNT corridor.

Public Driving Directions: From I-35, take Lone Oak Road east 6.2 miles. From Fm922 & FM372 in Mountain Springs, south on Fm372 to Fm3002, just past Johnson Branch State Park. No for sale sign. Look for small Fishermans Ranch sign at entrance.

List Office Name: KELLER WILLIAMS REALTY

List Agent Name: DUTCH WIEMEYER

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