

FOR SALE

Immaculate Ranchette on 4.85 Acres
Listed for \$805,000

2100 Twin Creeks Circle
Pilot Point, Texas



This immaculate ranchette on 4.85 acres sits in a desirable acreage neighborhood and features a beautifully maintained custom home, barn, large fenced backyard, pond with fish, wooded creek, and fenced pastures.

The attractive brick and stone home, built in 2004, shows like a model. Its two-story design provides over 3,400 square feet of interior living space enhanced with hardwood floors, granite counters, and stone wall accents. It features an open layout, a downstairs living room with fireplace, an upstairs living area with an outside covered balcony, kitchen with walk-in pantry, a breakfast bar, and butler's pantry, two dining areas, including a formal with plenty of space to place a larger dining table, a home office, four bedrooms with walk-in closets, 3.5 baths, and covered parking for up to four vehicles.

The spacious backyard is fenced, includes a covered and open patio with a fire pit, and if you have dogs, the backyard has direct access to an enclosed dog room with heat and air.

The barn is 24 x 30 with a 24 x 16 concrete storage area and a 24 x 14 stall area. The pastures are fenced for horses or cattle, and chickens are allowed.



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MLS Number: **14604088**
2100 Twin Creeks Circle, Pilot Point, Texas 76258



FRONT OF PROPERTY...Don't Miss This Beautiful And Immaculate Property In A Wonderful Acreage Development. Elevated View Of Home, Pond And Shop/Barn



FRONT OF PROPERTY...Extra Photo, 2 Concrete Driveways



SIDE VIEW OF PROPERTY



PROPERTY AERIAL...Property Outline Is Approximate. There Is A Creek Running Thru Treed Area Behind The Pond. There Is A Drive-Across Bridge And Also A Walk-Across Bridge To Get To Back Pastures



FOYER...Distressed Wood Floors, Open To Living Room, Formal Dining Is To The Right And Office Is On The Left Side



LIVING ROOM...Looking Towards Foyer And Office, Carpet, Stone Gas Log Fireplace, B/I Entertainment Center, Open To Kitchen



LIVING ROOM...Extra Photo, Door To Back Patio



FORMAL DINING...Distressed Wood Floor, Open To Foyer



FORMAL DINING...Looking Towards Living Room, Butlers Pantry Between Dining And Kitchen, Door To Side Of Home



KITCHEN...Distressed Wood Floor, Granite Countertops, Slate Backsplash, Stainless Appliances, Walk-In Pantry, Upper/Under Cabinet Lighting



KITCHEN...Breakfast Bar, Open To Dinette And Living Room



DINETTE...Distressed Wood Floor, Stone Wall

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BUTLERS PANTRY...Granite Countertop, Under Cabinet Lighting, Barrel Ceiling, 1/2 Bath On Left Side



OFFICE...Carpet, Built-In Cabinet, Coffered Ceiling, French Doors



MASTER BEDROOM...1st Floor, Wood Floor, Coffered Ceiling, Ceiling Fan



MASTER BATH...Tile Floor, 2 Separate Vanities, Tile Shower W/Dual Heads, Soaking Tub, Linen Cabinet, Walk-In Closet



BONUS ROOM...2nd Floor, Built-In Entertainment Center, Door To Outside Covered Balcony



BONUS ROOM...Extra Photo, Railing Overlooks Foyer, View Of 4th Bedroom

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BEDROOM 2...2nd Floor, Carpet, Walk-In Closet



STORAGE ROOM...2nd Floor, Located In Bedroom 3, Bedroom 3 Also Has A Huge Walk-In Closet



BEDROOM 4...2nd Floor, Open To Bonus Room, Alcove W/Window Seat, Private Full Bath



PRIVATE BATH FOR BEDROOM 4...Tile Floor, Single Vanity, Shower, Walk-In Closet



FRONT OF HOME...Concrete Drive, Porte Cochere, 2 Car Oversized Garage And Single Car Garage



BACK OF HOME...Open And Covered Back Patio Plus 2nd Floor Covered Balcony. There Is Also A Doggie Door At Back Of Garage Leading Into Dog Room With Heat/Air

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COVERED AND OPEN PATIO WITH STONE FIREPIT



COVERED AND OPEN PATIO...Extra Photo, View Of Balcony And Stone Firepit W/Gas Starter



COVERED BALCONY OFF BONUS ROOM...Tile Floor And Ceiling Fan, Overlooks Back Yard And Pond



HUGE BACK YARD...Fenced With Pipe And No Climb Wire



FENCED BACK YARD...Extra Photo



FENCED BACK YARD...Extra Photo

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SIDE OF HOME...View Of Concrete Drive, 2 Car Garage And Single Car Garage



SHOP/BARN...Overall Size Is 24x30, Sliding Front Doors, Walk-Thru Side Door, Back Side Is Open



SHOP/BARN INTERIOR...Front Part Is On A Concrete Slab, The Back Part Can Be For Animals Or Equipment Storage



BACK SIDE OF SHOP/BARN



BACK OF HOME AND POND



BACK OF HOME - POND - PASTURE

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BACK OF PROPERTY...Property Outline Is Approximate And For Illustration Only



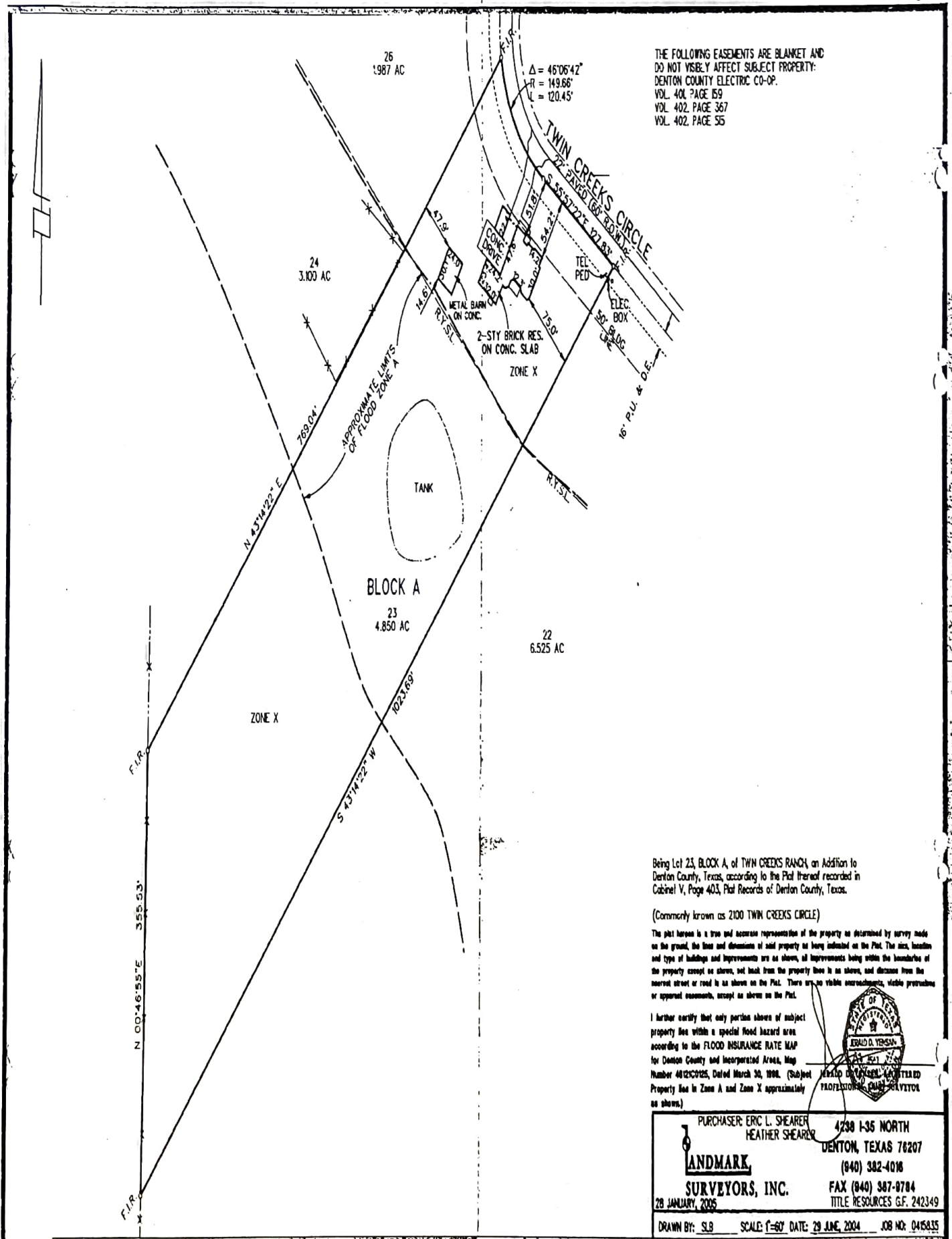
SATELLITE AERIAL...Inside The Blue Lines Are The Approx Areas Of FEMA Flood Plain



This photo is for information purposes only. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This survey is not current as fencing and a driveway into the pasture has been added.

2162053



Being Lot 23, BLOCK A, of TWIN CREEKS RANCH, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Page 403, Plat Records of Denton County, Texas.

(Commonly known as 2100 TWIN CREEKS CIRCLE)

The plat herein is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property except as shown, not back from the property there is as shown, and distances from the nearest street or road is as shown on the Plat. There are no visible encroachments, visible preclusions or apparent easements, except as shown on the Plat.

I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48125C0125, Dated March 30, 1998. (Subject Property lies in Zone A and Zone X approximately as shown.)



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LANDMARK
SURVEYORS, INC.
28 JANUARY, 2005

DRAWN BY: SLB SCALE: 1"=60' DATE: 29 JUNE, 2004 JOB NO: 045835