

# FOR SALE

**2.57 Acre Ranchette**  
**Listed for \$949,950**

**10040 Horseshoe Nail Rd**  
**Pilot Point, Texas**



10040 Horseshoe Nail Road is a classy ranchette featuring a beautifully maintained custom home and horse barn on 2.5-acres in a quality deed-restricted acreage neighborhood between Aubrey and Pilot Point.

Built in 2013, the eye-catching, stone custom home offers a wonderful floorplan and approximately 3,150 square feet of interior living space. Its single-story design includes a nice living area with an 18-foot vaulted beamed ceiling and stone fireplace shared by an open layout with a spacious kitchen with island, breakfast bar, gas cooktop, walk-in pantry, and a dining area. There are three ensuite bedrooms, including two master suites, a flex-style room that is ideal as a home office or playroom, a powder room off the living area for guests, and a roomy covered back patio. The home's stylish interior provides a light, airy atmosphere with good window space, 10-plus foot ceilings, and hard surfaced floors throughout. The oversized 3-car garage includes a stairway leading to lots of floored overhead storage, and behind the garage is a detached outbuilding with electric that can be used as a craft room, office, or additional storage space.

The back section of the property is set up for horses and includes a 24x36 horse barn with a concrete center aisle, insulated roof, 2-stalls, hay stall, and a tack room. Next to the barn is a wash rack, small exercise pad, and a pipe-fenced pasture. The soil is sandy loam and there is a separate driveway to access the barn area.



**Dutch and Cheryl Wiemeyer**  
REALTORS®  
Direct/Text (940) 391-9092  
Office (940) 365-4687  
info@texasliving.com  
www.texasliving.com

---

**10040 Horseshoe Nail RD****Pilot Point****76258-6933**

---

**\$949,950**

---

<b>Living Room:</b>	<b>22 x 19 / 1</b>	<b>Built-in Cabinets</b>	<b>Kitchen:</b>	<b>16 x 15 / 1</b>	<b>Breakfast Bar, Built-in Cabinets, Farm Sink, Island, Natural Stone/Granite Type, Walk-in Pantry</b>
<b>Dining Room:</b>	<b>15 x 10 / 1</b>	<b>Ensuite Bath, Garden Tub, Separate Shower, Separate Vanities, Walk-in Closets</b>	<b>Office:</b>	<b>14 x 14 / 1</b>	<b>Ensuite Bath, Split Bedrooms</b>
<b>Master Bedroom:</b>	<b>18 x 15 / 1</b>		<b>Bedroom:</b>	<b>19 x 13 / 1</b>	
<b>Bedroom:</b>	<b>17 x 13 / 1</b>	<b>Ensuite Bath, Split Bedrooms, Walk-in Closets</b>	<b>Utility Room:</b>	<b>14 x 6 / 1</b>	<b>Dryer Hookup- Electric, Floor Drain, Separate Utility Room, Utility Closet, Washer Hookup</b>

---

**Property Description:** This attractive & beautifully maintained ranchette sits on 2.5 acres in a quality deed-restricted acreage neighborhood between **Aubrey & Pilot Point**. The immaculate, single-story custom home offers a pleasing design that includes a nice living area with vaulted beamed ceiling and fireplace, sharing an open layout with a spacious kitchen with island and dining area, 2 master bedrooms, an ensuite 3rd bedroom, a home office, and a large covered back patio. Behind the oversized 3-car garage is a detached outbuilding with electric that is ideal as a craft room or storage area. Set up for horses, there is 24x36 center aisle barn with 2 stalls, a hay stall, & a tack room, an outside wash rack, and a fenced pasture.

**Public Driving Directions:** Hwy 377; Cole Rd; Rt on Horseshoe Nail: 2nd home on Rt

<b>Property Type:</b>	<b>Residential/ RES-Single Family</b>	<b>MLS Number:</b>	<b>14759287</b>
<b>Subdivision:</b>	<b>Horseshoe Nail Ranch</b>	<b>School District:</b>	<b>Pilot Point ISD</b>
<b>County:</b>	<b>Denton</b>	<b>Elementary School Name:</b>	<b>Pilot Point</b>
<b>Square Feet:</b>	<b>3,159</b>	<b>Junior High School Name:</b>	
<b>Lot Dimensions:</b>	<b>2.57 Acres</b>	<b>Middle School Name:</b>	<b>Pilot Point</b>
<b>Acres:</b>	<b>2.570</b>	<b>Intermediate School Name:</b>	
<b>Stories:</b>	<b>1</b>	<b>High School Name:</b>	<b>Pilot Point</b>
<b>Fireplaces:</b>	<b>1</b>	<b>Senior High School Name:</b>	
<b>Parking/Garage:</b>	<b>3</b>	<b>Planned Development:</b>	
<b>Parking/Carport:</b>	<b>0</b>	<b>Home Owners Association:</b>	<b>None</b>
<b>Year Built:</b>	<b>2013 / Preowned</b>	<b>Listing Office:</b>	<b>KELLER WILLIAMS REALTY</b>
<b>Pool:</b>	<b>No</b>	<b>Listing Agent:</b>	<b>DUTCH WIEMEYER</b>
<b>Status:</b>	<b>Active</b>		

---



MLS Number: **14759287**  
**10040 Horseshoe Nail Road, Pilot Point, Texas 76258**



FRONT OF HOME...Dont Miss Seeing This Gorgeous Single-Story Custom Stone Home On 2.57 Acres With Horse Barn, Sandy Soil, Pipe Fenced Pasture And More!



PROPERTY AERIAL...View Of Home And Horse Barn



PROPERTY AERIAL...There Are 2 Separate Driveways. One Leads To The Home And The Other Leads To The Barn. Property Outlines Are Approximate And For Illustration Only.



PROPERTY AERIAL...Additional View



PROPERTY AERIAL...View From Back Side Of Property Showing Horse Barn, Riding Pad, Pasture And Home



BACK OF HOME

MLS Number: **14759287**  
**10040 Horseshoe Nail Road, Pilot Point, Texas 76258**



LIVING ROOM...Stained Concrete Floor, Vaulted Ceiling W/Wood Beams, Stone WB Fireplace W/Gas Logs, Open To Kitchen, Dining And Foyer

LIVING ROOM...Extra Photo



LIVING ROOM...Built-Ins On Each Side Of Stone Fireplace

KITCHEN...Stained Concrete Floor, Granite Countertops, Stainless Appliances, Wood Beamed Ceiling, W/I Pantry, Island W/Built-Ins



MLS Number: **14759287**  
**10040 Horseshoe Nail Road, Pilot Point, Texas 76258**



KITCHEN...Breakfast Bar



KITCHEN...Copper Farm Sink, Dbl Ovens, 5-Burner Gas Cooktop, B/I Microwave, Dishwasher And Disposal



DINING AREA AND KITCHEN



DINING AREA...Large Windows Overlook Covered Back Porch, Pasture And Barn



OFFICE OR FLEX ROOM...Stained Concrete Floor And Closet



MASTER BEDROOM...Stained Concrete Floor, Door To Back Yard, 2-In Blinds, Trayed Ceiling, Shiplap Wall

MLS Number: **14759287**  
**10040 Horseshoe Nail Road, Pilot Point, Texas 76258**



MASTER BEDROOM...Extra Photo



MASTER BATH...Stained Concrete Floor, 2 Separate Vanities, Dressing Table, Garden Tub, Separate Shower, Walk-In Closet



MASTER BATH...Extra Photo



BEDROOM 2...2nd Master Suite, Stained Concrete Floor, Wall Of Built-Ins, Dbl Closets, 2-In Blinds, Private Full Bath



BEDROOM 2...Extra Photo



BEDROOM 2 PRIVATE BATH...2nd Master Bathroom, Stained Concrete Floor, Single Vanity W/Dressing Table, Jetted Tub, Tile Shower, Built-Ins



MLS Number: **14759287**  
**10040 Horseshoe Nail Road, Pilot Point, Texas 76258**



BEDROOM 2 PRIVATE BATH...Extra Photo



BEDROOM 3...Stained Concrete Floor, Walk-In Closet, 2-In Blinds, Private Bath



BEDROOM 3 PRIVATE BATH...Stained Concrete Floor, Single Vanity, Tile Shower



HALF BATH



HORSE BARN...Pipe Fenced Pasture And Riding Pad



HORSE BARN...24x36, Concrete Center Aisle, Two-12x12 Stalls, Hay Stall (That Could Become A 3rd Stall), Enclosed Tack Room, Outside Concrete Wash Rack

MLS Number: **14759287**  
**10040 Horseshoe Nail Road, Pilot Point, Texas 76258**



BARN INTERIOR...Foam Insulated Roof, Sliding Doors At Each End Of Barn



FIRE PIT



BEAUTIFUL SUMMER LANDSCAPING...With Perennial Flowers



BEAUTIFUL SUMMER LANDSCAPING...With Perennial Flowers

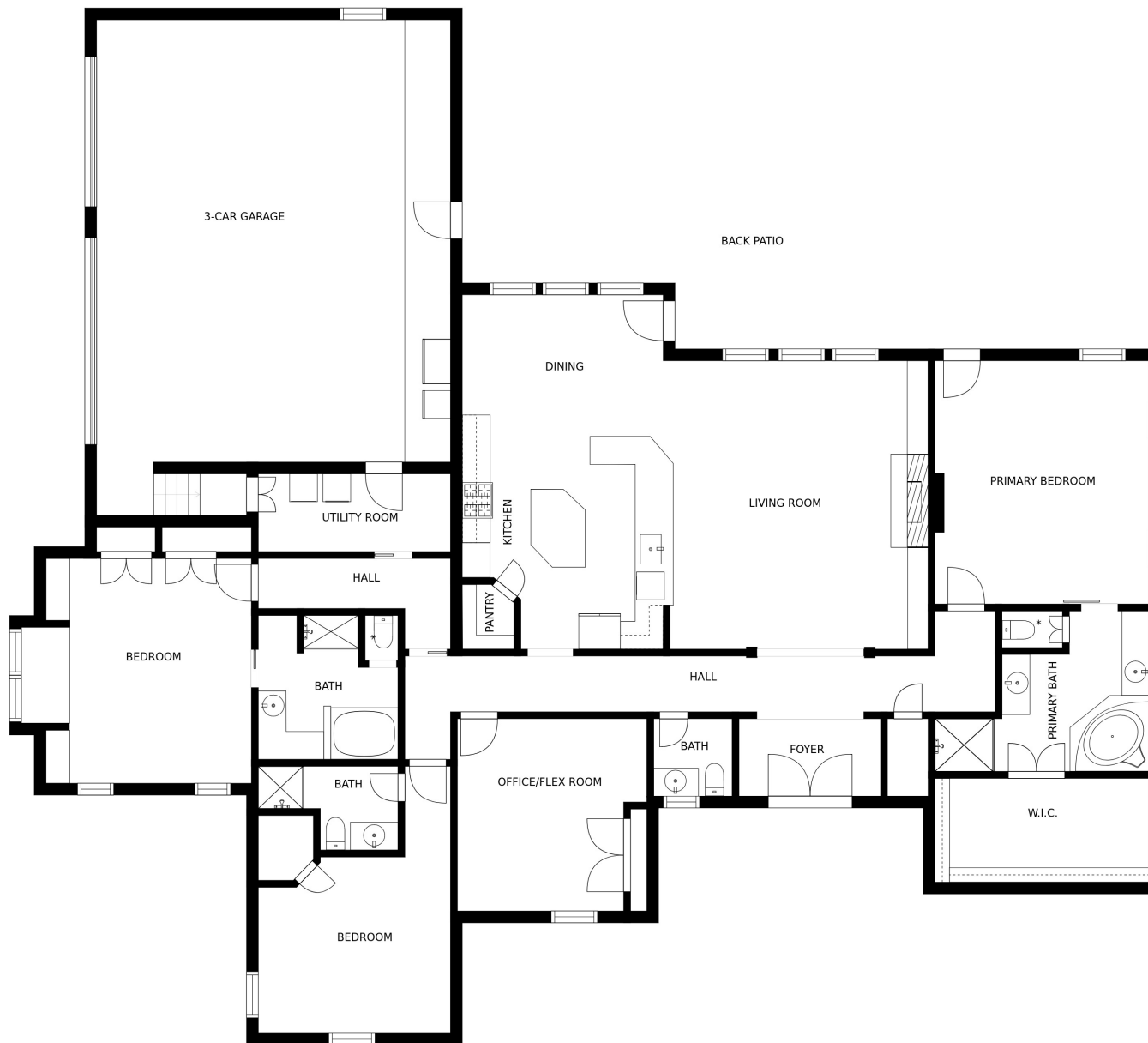


BEAUTIFUL SUMMER LANDSCAPING...With Perennial Flowers

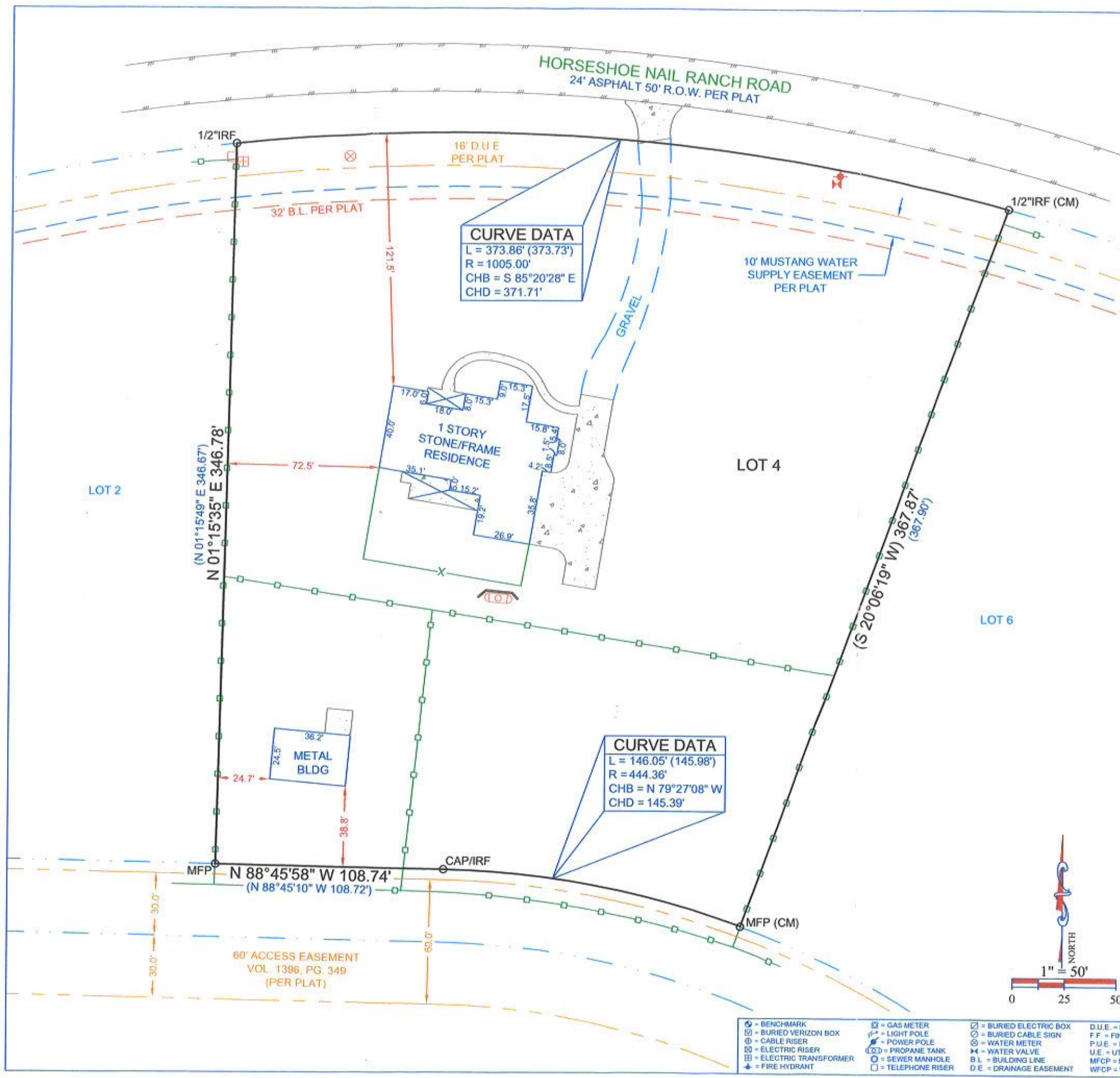


SATELLITE AERIAL...Property Outlines Are Approximate





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED**  
I have this date directed a careful and accurate survey made on the grounds of the property located at 10040 Horseshoe Nail Ranch Road in Denton County, Texas, Being Lot 4 of Horseshoe Nail Ranch, an Addition to Denton County, Texas, according to the Plat thereof, recorded in Cabinet W, Page 625, Plat Records of Denton County, Texas.

**FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 255 G of said map.

This survey is certified to Square One Mortgage, Independent Bank, Robert Engle, and Shannon Engle. This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 4-14-2014. There are no visible or apparent intrusions or protrusions except as shown hereon.

**NOTE:** All capped iron rods found are stamped "Alliance"

**NOTE:** Only the following easements supplied to me by Square One Mortgage with First American Title with GF# 2018-75547-RU have been reviewed and addressed as follows;

**Volume 402, Page 517** Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect

**Volume 1124, Page 284** Blanket Type Easement to Texas New Mexico Power Company; does affect

**Volume 5089, Page 2601** Easement to Mustang Water Supply Corporation; does affect 15 feet in width centered along pipe as installed

**Volume 5089, Page 2605** Blanket Type Easement to Mustang Water Supply Corporation; does affect 15 feet in width centered along pipe as installed

**CCF# 2006-14319** Easement to Crosstex North Texas Pipeline, L.P.; does not affect

**Volume 1396, Page 349** Right of Way Easement; does not affect as shown



4-18-2014

JOB # 130236-3  
DRAWN BY: T.J.H.  
DATE: 4-18-2014  
R.P.L.S.  
PAUL JUSTIN WHITLOCK

NOTES:

**KAZ SURVEYING**  
1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446  
www.kazsurveying.com

*Shannon Engle*