

6247 Valley Creek Drive, Pilot Point, Texas 76258

MLS#: 20153320 \$ Active[6247 Valley Creek Drive Pilot Point, TX 76258-7465](#)**LP:** \$1,390,000**Property Type:** Residential**SubType:** Single Family

Also For Lease: N **Lst \$/SqFt:** \$314.27
Subdivision: Butterfield Junction Add
County: Denton **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: [R201454](#) **Plan Dvlpm:**
Lot: 17 **Block:** A **MultiPrcl:** No **MUD Dst:** No
Legal: BUTTERFIELD JUNCTION ADDN BLK A LOT 17
Unexmpt Tx: \$11,463

Beds: 3 **Tot Bth:** 5 **Liv Area:** 3
Fireplc: 3 **Full Bath:** 4 **Din Area:** 1 **Pool:** Yes
Half Bath: 1 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 4,423/Owner
Yr Built: 2005/Public Records/Preowned
Lot Dimen:
Subdivide?: No
HOA: Voluntary
Access Unit: No

Hdcp Am: No
Horses?: Yes
Attached: No
Acres: 3.130
HOA Dues: \$600/Annually
AccUnit SF:

Garage: Yes/3
Attch Gar: Yes
Carport: 1
Cov Prk: 3
Unit Type:

School Information

School Dist: Pilot Point ISD
Elementary: Pilot Point
Intermediate: Pilot Point

Middle: Pilot Point**High:** Pilot Point**Rooms**

<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>	<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>
Living Room	23 x 22 / 1	Built-in Cabinets, Fireplace	Game Room	27 x 22 / 1	Built-in Cabinets, Fireplace
Living Room	13 x 9 / 1		Media Room	18 x 17 / 1	
Kitchen	22 x 19	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Pot Filler, Second Sink, Walk-in Pantry, Water Line to Refrigerator	Dining Room	15 x 12 / 1	Butlers Pantry
Mud Room	10 x 10 / 1	Built-in Cabinets	Utility Room	12 x 10 / 1	Built-in Cabinets, Floor Drain, Room for Freezer, Separate Utility Room
Primary Bedrm	23 x 17 / 1	Ensuite Bath, Jetted Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)	Bedroom	17 x 12 / 1	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bedroom	20 x 11 / 1	Ensuite Bath, Walk-in Closet(s)			

General Information**Housing Type:** Single Detached**Fireplace Type:** Living Room, Outside, Propane, Stone, Wood Burning**Style of House:** Traditional**Flooring:** Carpet, Ceramic Tile, Hardwood, Travertine Stone**Lot Size/Acres:** 3 to < 5 Acres**Levels:** 1**Alarm/Security:** Burglar, Carbon Monoxide Detector(s), Security System Owned, Smoke Detector(s)**Soil:** Sandy Loam**Type of Fence:** Invisible**Heating:** Central, Heat Pump, Zoned**Cooling:** Ceiling Fan(s), Central Air, Electric, Zoned**Roof:** Shingle**Accessible Ft:****Construction:** Brick, Rock/Stone, Wood**Patio/Porch:** Covered**Foundation:** Slab**Special Notes:** Deed Restrictions**Basement:** No**Listing Terms:** Cash, Conventional**Possession:** Closing/Funding**Features****Appliances:** Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Oven-Convection, Oven-Double, Refrigerator, Tankless Water Heater**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

Interior Feat: Built-in Features, Built-in Wine Cooler, Central Vacuum, Chandelier, Dry Bar, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Exterior Feat: Covered Patio/Porch, Rain Gutters

Park/Garage: 2-Car Single Door, Circular Driveway, Concrete, Driveway, Garage Door Opener, Oversized

Pool Features: Gunite, Heated, In Ground, Pool/Spa Combo, Private, Separate Spa/Hot Tub, Waterfall

Street/Utilities: Aerobic Septic, Asphalt, Individual Water Meter, Outside City Limits, Propane, Underground Utilities, No City Services, Other

Lot Description: Acreage, Landscaped, Many Trees, Native - Oak, Sprinkler System, Subdivision, Varied

Restrictions: Deed

Easements: Utilities

Showing: ShowingTime-CSS, See Remarks

Remarks

Property Description: This Striking French County-Style Luxury Home sits on 3+ acres in the sought-after Butterfield Junction neighborhood across from the Isle du Bois State Park & Lake Ray Roberts. With a private wooded setting, the home's single-story design and stylish interior features a sizable living room with a 19ft vaulted ceiling and stone fireplace, a gourmet kitchen, a dining room with a butler's pantry, a game room with a fireplace and a fully equipped media room. The spacious master retreat is private and includes a beautiful bath, a nice walk-in closet with a bonus area that's great for a secluded sitting room or exercise equipment. The guest wing has 2 bedrooms, ensuite baths, and a living area. Ideal for entertaining, the living and game rooms adjoin a large covered patio with an outdoor stone fireplace, all enhanced by the pool's rippling rock waterfall. There are 2 garages & a porte-cochere providing covered parking for up to 4 vehicles and ample space for adding a workshop or barn.

Public Driving Directions: Fm 455, South into Butterfield Junction on Stagecoach Pass, Left on Valley Creek.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 10/19/2022 12:36

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