

9117 Vail Eton Drive, Pilot Point, Texas 76258

MLS#: 20536527 **N** Active
Property Type: Residential

9117 Vail Eton Drive Pilot Point, TX 76258-6773
SubType: Single Family

LP: \$974,900
OLP: \$974,900

Recent: 02/15/2024 : NEW



Also For Lease: N

Lst \$/SqFt: \$312.67

Subdivision: Running Spgs

County: Denton

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [R160613](#)

Plan Dvlpm:

Lot: 35A **Block:**

MultiPrcl: No **MUD Dst:** No

Legal: RUNNING SPRINGS LOT 35A,35B

Unexmpt Tx: \$9,363

Spcl Tax Auth: No

Beds: 4

Tot Bth: 4

Liv Area: 2

Firepic: 1

Full Bath: 3

Din Area: 2 **Pool:** Yes

Half Bath: 1

Adult Community: No

Smart Home App/Pwd: No

SqFt: 3,118/Assessor

Appraiser:

Yr Built: 2001/Assessor/Preowned

Lot Dimen: 3.316 Acres

Subdivide?: No

HOA: None

Access Unit: No

Hdcp Am: No

Horses?: Yes

Prop Attached: No

Acres: 3.316

Garage: Yes/3

Attch Gar: Yes

Carport: 0

Cov Prk: 5

Gar Size: 33x41

HOA Co:

AccUnit SF:

Unit Type:

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Intermediate: Pilot Point

Rooms

Room **Dimen / Lvl** **Features**

Living Room 25 x 18 / 1

Fireplace

Mud Room / 1

Built-in Cabinets

Room

Bonus Room 18 x 16 / 2

Kitchen 15 x 13 / 1

Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Walk-in Pantry, Water Line to Refrigerator

Dining Room 15 x 13 / 1

Breakfast Rm 13 x 7 / 1

Bedroom- 20 x 15 / 1

Bedroom 13 x 12 / 1

Primary

Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Separate Shower, Sitting Area in Master, Walk-in Closet(s)

Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)

Bedroom 14 x 12 / 2

Bedroom 14 x 12 / 2

Ceiling Fan(s), Split Bedrooms

Ceiling Fan(s), Walk-in Closet(s)

Utility Room 9 x 6 / 1

Built-in Cabinets

General Information

Housing Type: Single Detached

Style of House: Traditional

Lot Size/Acres: 3 to < 5 Acres

Soil: Sandy Loam

Heating: Central, Propane, Zoned

Roof: Shingle

Windows: Window Coverings

Construction: Fiber Cement, Stone Veneer

Foundation: Slab

Basement: No

Possession: Other

Fireplace Type: Living Room, Propane, Stone, Ventless

Flooring: Carpet, Slate, Tile, Wood

Levels: 2

Type of Fence: Back Yard, Wood

Cooling: Ceiling Fan(s), Central Air, Electric, Zoned

Accessible Ft:

Cmplx Appv For:

Patio/Porch: Covered, Front Porch, Rear Porch, Screened

Special Notes: Deed Restrictions

Listing Terms: Cash, Conventional, Not Assumable

Features

Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Gas Water Heater, Microwave

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

Interior Feat: Built-in Features, Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s)

Exterior Feat: Covered Patio/Porch, Lighting, RV Hookup, RV/Boat Parking, Storage

Park/Garage: Garage Double Door, Garage Single Door, Additional Parking, Concrete, Driveway, Garage, Garage Door Opener, Garage Faces Side, Oversized

Pool Features: Fenced, Gunite, In Ground, Pool/Spa Combo, Salt Water, Waterfall

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Septic, Underground Utilities, Unincorporated, Well

Lot Description: Acreage, Corner Lot, Few Trees, Interior Lot, Landscaped, Level, Lrg. Backyard Grass, Sprinkler System, Subdivision

Other Structures: Workshop w/Electric

Restrictions: Deed

Remarks

Property Description: Embrace the pleasures of country living with this 3.3-acre property in a desirable, single-access acreage neighborhood between Pilot Point and Aubrey. The eye-catching, well-maintained 3,100sf custom home offers 4 bedrooms (2 ensuite bedrooms down), 2 spacious living areas including an upstairs bonus room, and 2 dining areas. The three-car garage, designed with extra depth, easily accommodates a larger vehicle or bass boat, while the expansive floored attic area above it presents an opportunity for a versatile bonus room conversion. Step outside into a large screened-in porch, looking out to a fenced, private backyard with an inground pool and attached spa - the ideal setting for relaxation and outdoor enjoyment. Adding to the property's appeal is a 33x42 workshop set up for RV storage with two-14ft overhead doors, an irrigation well, and an essential dual-access storm shelter for added peace of mind during inclement weather. Although not currently set up for horses, they are allowed.

Public Driving Directions: South into Running Springs Addn on Vail Eton Dr from Osburn Rd. This property at the southeast corner of Vail Eton and Copeland.

Private Rmks: MORE PHOTOS TO FOLLOW. An order for title work has been opened with Secured Title of Texas, who will provide an off-site closing at no cost to the buyer. Water is supplied by Mustang Water SUD. The garage depth shown is based on the longest parking bay; the other two bays are about 23ft deep.

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**

Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No

Agent/Office Information

SUB: 0 - % **CDOM:** 2 **DOM:** 2 **LD:** 02/13/2024 **XD:** 08/12/2024

BAC: 3 - % **VAR:** Yes

List Type: Exclusive Right To Sell

List Off: [KELLER WILLIAMS REALTY \(KWRH05AU\) 940-365-7600](#) **LO Fax:** 940-365-7601 **Brk Lic:** 0449245

LO Addr: 806 S. Hwy 377 Aubrey, 76227 **LO Email:** Klrw87@kw.com

List Agt: [DUTCH WIEMEYER \(0453705\) 940-391-9092](#) **LA Cell:** 940-391-9092 **LA Fax:**

LA Email: info@texasliving.com **LA Othr:** **LA/LA2 Texting:**

List Agt 2: [CHERYL WIEMEYER \(0453706\) 940-391-9090](#) **LA2 Email:** cherylanddutch@texasliving.com

LA Website: www.texasliving.com **LO Sprvs:** **Tori Wilson (0620330) 940-484-9411**

Off Web: www.kwaubrey.com **Location:** 2805 N Dallas Pkwy, Plano 469-310-0530

Pref Title Co: Secured Title of Texas

Showing Information

Call: Showing Service **Appt:** (817) 858-0055 **Owner Name:** Goddard

Keybox #: 999999 **Keybox Type:** Supra **Seller Type:** Standard/Individual

Show Instr: Prior day's notice requested. Contact LA for exceptions. LA to meet.

Show Srvc: ShowingTime

Occupancy: Owner **Open House:**

Showing: 24 Hour Notice, Occupied, Showing Service

Surveillance Devices Present: Video

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 02/15/2024 17:22

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