

10051 Pr 6619, Sanger, Texas 76266

MLS#: 20587722 \$ Active

Property Type: Residential

[10051 Pr 6619 Sanger, TX 76266](#)

SubType: Single Family

LP: \$1,299,000

OLP: \$1,345,000

Recent: 06/05/2024 : DOWN : \$1,345,000->\$1,299,000



Also For Lease: N

Lst \$/SqFt: \$339.96

Subdivision: Sadau Add

County: Denton

Country: United States

Parcel ID: [R562094](#)

Lot: 1R Block: A

Legal: SADAU ADDN BLK A LOT 1R

Unexempt Tx: \$9,558

Spcl Tax Auth: No

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Beds: 4

Tot Bth: 6

Liv Area: 2

Firepic: 1

Full Bath: 4

Din Area: 2 Pool: No

Half Bath: 2

Adult Community:

Smart Home App/Pwd: No

Hdcp Am: No

Garage: Yes/2

Horses?: No

Attch Gar: Yes

Prop Attached: No

Carport: 0

Acres: 1.995

Cov Prk: 2

Gar Size: 21x25

HOA Co:

HOA Website:

AccUnit SF: 1,449

Unit Type: Accessory Dwelling Unit (ADU)

School Information

School Dist: Sanger ISD

Elementary: Butterfield

Middle: Sanger

High: Sanger

Intermediate: Clear Creek

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 15 / 1	Fireplace	Bonus Room	29 x 11 / B	
Office	15 x 11 / 1	Ceiling Fan(s)	Kitchen	24 x 10 / 1	Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry, Water Line to Refrigerator
Kitchen	/ B	Built-in Cabinets, Natural Stone/Granite Type	Dining Room	15 x 9 / 1	
Bedroom-Primary	15 x 13 / 1	Dual Sinks, Ensuite Bath, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closet(s)	Bedroom	14 x 11 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms
Bedroom	23 x 12 / B	Ceiling Fan(s), Ensuite Bath, Split Bedrooms	Bedroom	18 x 15 / B	Ceiling Fan(s), Ensuite Bath, Split Bedrooms
Utility Room		Utility Closet			

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 1 to < 3 Acres
Soil: Clay
Heating: Central, Heat Pump, Zoned
Roof: Shingle
Windows: Window Coverings
Construction: Stucco
Crops/Grasses:
Foundation: Slab
Basement: Yes
Possession: Other

Fireplace Type: Living Room, Wood Burning
Flooring:
Levels: 2
Type of Fence: Barbed Wire, Metal, Perimeter
Cooling: Ceiling Fan(s), Central Air, Electric, Zoned
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Deck
Vegetation: Cleared
Special Notes: Deed Restrictions
Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Oven-Convection, Oven-Double
Laundry Feat: Dryer - Electric Hookup, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Cathedral Ceiling(s), Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Park/Garage: Additional Parking, Garage, Garage Door Opener, Garage Single Door, Gated
Street/Utilities: Aerobic Septic, Co-op Electric, Gravel/Rock, Outside City Limits, Overhead Utilities, Private Road, Well, No City Services
Lot Description: Acreage, Adjacent to Greenbelt, Few Trees, Sloped, Water/Lake View
Other Structures: Guest House, RV/Boat Storage, Workshop w/Electric
Easements: Access
Waterfront: Lake Front - Common Area, Lake Front - Corps of Engineers
Plat Wtrfrn Bnd:
Dock Permitted: No
Lake Pump:

Remarks

Property Description: Discover the ultimate in lakeside living, where you can walk straight to Lake Ray Roberts from your fenced yard. This remarkable home spans over 3,800sf on a generous 1.99-acre lot. Perched atop a hillside setting, the home offers panoramic eastward views. With lake views from most rooms, the home provides seamless integration of indoor-outdoor living with a thoughtfully designed main level comprising the living area, kitchen, dining, 2 ensuite bedrooms, a home office, and an 850sf partially covered deck providing unparalleled lakeside views. Descend to the lower level and discover a finished walk-out basement with 2 ensuite bedrooms, bonus room, kitchenette, and craft room. Supplementing the main residence are a 2BR cottage & an apartment adjoining a large storage building. Walk a meandering path to the lake's shoreline & enjoy acres and acres of Corp of Engineer land just beyond the property's fence. If you'd rather be out on the water, the lake's marina is right around the corner.

Excludes: Flat-screen TVs, Wireless security cameras and systems, Speed of Light broadband equipment.

Public Driving Directions: Fm455 west of LRR dam - North on McReynolds - Left on PR6691 (this is a private road that looks like a driveway) - Property at the north end at PR6619. Google Maps will get you there.

Private Rmks: Please read the deed restrictions in the NTREIS Transaction Desk. The property is located within the Lake Ray Roberts Land Use Ordinance zoning area.

Financial Information

Loan Type: Treat As Clear
Bal:
Pmt Type: Lender:
Payment:
Orig Date:
2nd Mortg: No

Agent/Office Information

SUB: 0 - %
BAC: 2 - %
CDOM: 51
VAR: Yes
DOM: 51
LD: 04/15/2024
XD: 07/10/2024

List Type: Exclusive Right To Sell

List Off: [KELLER WILLIAMS REALTY \(KWRH05AU\) 940-365-7600](#)
LO Addr: 806 S. Hwy 377 Aubrey, 76227
List Agt: [DUTCH WIEMEYER \(0453705\) 940-391-9092](#)
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LA Website: www.texasliving.com
Off Web: www.kwaubrey.com
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LO Email: Klrw87@kw.com
LA Cell: 940-391-9092
LA Othr:
Brk Lic: 0449245
LA/LA2 Texting: Yes/Yes
LA2 Email: cherylanddutch@texasliving.com
LO Sprvs: **Tori Wilson (0620330) 940-484-9411**

Showing Information

Call: Showing Service
Keybox #: 999999
Appt: (817) 858-0055
Keybox Type: None
Owner Name: Martinez
Seller Type: Standard/Individual
Show Instr: PRIOR DAYS NOTICE REQUIRED. NO SHOWINGS ON SATURDAYS (No exceptions). LISTING AGENT TO MEET. SCHEDULE SHOWING THOUGH SHOWING TIME, NOT BROKER BAY OR LISTING AGENT.
Show Srvc: ShowingTime
Occupancy: Owner
Open House:
Showing: Appointment Only, Occupied, See Remarks, No Lock Box

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 06/05/2024 08:35

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