

# FOR SALE

Custom Home on 2.8 Acres  
Listed for \$1,345,000

1601 Mossy Rock Circle  
Cross Roads, Texas



Nestled in a serene cul-de-sac, this picturesque 2.8-acre property offers a peaceful retreat with lush surroundings and an array of features that make it a special place to call home. The custom, single-story home is set amidst a beautifully irrigated yard framed by mature trees and landscaping, creating an inviting and private park-like setting.

The spacious home boasts an open layout with four bedrooms and four full baths, providing ample room for family and guests. Two living areas offer flexibility, while a game room and home office add functional space for work or play. The formal dining room is perfect for hosting large gatherings, with porcelain and ceramic tile floors throughout the living, kitchen, and dining areas, adding a touch of elegance.

There is covered parking for up to six vehicles, including an attached three-car garage and a detached two-car garage with an attached carport.

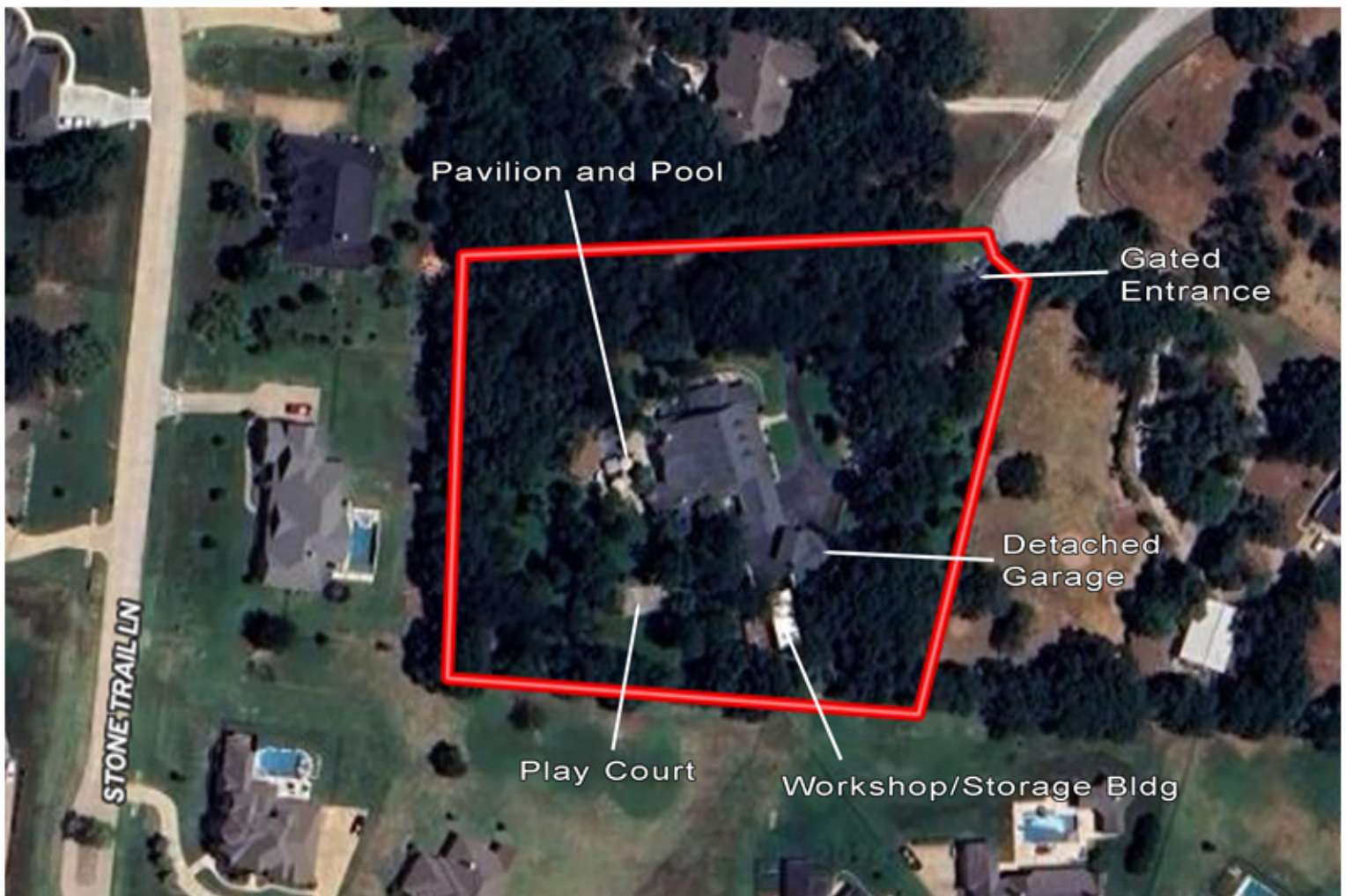
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Step outside to a backyard paradise where a covered patio overlooks a stunning inground pool with a spa and waterfall. Adjacent to the pool is a large stone pavilion featuring built-in grills and a sink—ideal for outdoor cooking and entertaining. The expansive outdoor space also includes a workshop/storage building for hobbies or projects, a game court, a tree house, and a chicken coop.

Practical amenities abound, including a whole-home generator for peace of mind and a private, deep-water well servicing the entire yard irrigation system. The fully fenced property has a gated entrance, ensuring security and privacy.

This property is surrounded by luxury homes on acreage and is convenient to Denton, the DFW International Airport, and the major thoroughfares that connect this desirable area to the remainder of the Dallas-Fort Worth Metroplex.



 <b>DUTCH &amp; CHERYL</b>	 <b>KELLER WILLIAMS</b> REAL ESTATE	<b>Dutch and Cheryl Wiemeyer</b> REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 <a href="mailto:info@texasliving.com">info@texasliving.com</a> <a href="http://www.texasliving.com">www.texasliving.com</a>
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# 1601 Mossy Rock Circle, Cross Roads, Texas 76227

MLS#: 20757440 \$ Active

[1601 Mossy Rock Circle Cross Roads, TX 76227-7088](#)

LP: \$1,345,000

Property Type: Residential

SubType: Single Family



Also For Lease: N

Lst \$/SqFt: \$253.49

Subdivision: Spring Mountain Ranch

County: Denton

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [R183886](#)

Plan Dvlpm:

Lot: 20

Block:

MultiPrcl: No MUD Dst: No

Legal: SPRING MOUNTAIN RANCH LOT 20

Unexmpt Tx: \$14,515

PID:No

Spcl Tax Auth: No

Beds: 4

Tot Bth: 4

Liv Area: 3

Fireplc: 2

Full Bath: 4

Din Area: 2 Pool: Yes

Half Bath: 0

Adult Community: No

Smart Home App/Pwd: No

SqFt: 5,306/Assessor

Yr Built: 1999/Assessor/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Access Unit: No

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 2.830

HOA Dues:

AccUnit SF:

Garage: Yes/5

Attch Gar: Yes

# Carport: 1

Cov Prk: 6

Unit Type:

## School Information

School Dist: Aubrey ISD

Elementary: HI Brockett

Middle: Aubrey

High: Aubrey

## Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	22 x 17 / 1		Family Room	25 x 18 / 1	Ceiling Fan(s), Fireplace
Game Room	24 x 22 / 1	Ceiling Fan(s)	Office	21 x 13 / 1	Ceiling Fan(s)
Kitchen	14 x 13 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator	Dining Room	18 x 12 / 1	
Breakfast Rm	14 x 10 / 1		Bedroom-Primary	27 x 14 / 1	Ceiling Fan(s), Ensuite Bath, Fireplace, Separate Shower, Sitting Area in Master, Walk-in Closet(s)
Bedroom	18 x 16 / 1	Ceiling Fan(s), Ensuite Bath, Walk-in Closet(s)	Bedroom	20 x 18 / 1	Ceiling Fan(s), Walk-in Closet(s)
Bedroom	13 x 10 / 1	Ceiling Fan(s)	Utility Room	14 x 14 / 1	Built-in Cabinets, Separate Utility Room, Utility Closet

## General Information

Housing Type: Single Detached

Fireplace Type: Bath, Family Room, Gas Logs, Gas Starter, Master Bedroom, Propane, See Through Fireplace, Wood Burning

Style of House: Traditional

Flooring: Carpet, Other, Tile, Varies, Wood

Lot Size/Acres: 1 to < 3 Acres

Levels: 1

Alarm/Security: Security Gate, Security System Owned

Soil:

Type of Fence: Perimeter

Heating: Central, Propane, Zoned

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

Roof: Shingle

Windows: Window Coverings

Construction: Brick, Fiber Cement, Rock/Stone, Wood

Foundation: Slab

Basement: No

Possession: Other

Accessible Ft:

Cmplx Appv For:

Patio/Porch: Covered, Patio

Special Notes: Deed Restrictions

Listing Terms: Cash, Conventional

## Features

**Appliances:** Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Oven-Convection, Refrigerator, Tankless Water Heater, Vented Exhaust Fan

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

**Interior Feat:** Built-in Features, Cathedral Ceiling(s), Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Exterior Feat:** Covered Patio/Porch, Rain Gutters, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Sport Court, Storage

**Park/Garage:** Asphalt, Carport, Circular Driveway, Detached Carport, Driveway, Garage Door Opener, Gated, Oversized

**Pool Features:** Gunite, In Ground, Pool Sweep, Pool/Spa Combo, Water Feature, Waterfall

**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Water, Individual Water Meter, Propane, Underground Utilities, Well  
**Lot Description:** Acreage, Cul-De-Sac, Interior Lot, Irregular Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Sprinkler System, Subdivision, Varied  
**Other Structures:** Gazebo, Outbuilding, Outdoor Kitchen, Poultry Coop, Second Garage, Storage, Workshop w/Electric  
**Easements:** Utilities

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**Remarks**

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**Property Description:** Nestled in a serene cul-de-sac, this picturesque 2.8-acre property offers a peaceful retreat with lush surroundings and an array of features that make it a special place to call home. The custom, single-story home is set amidst a beautifully irrigated yard framed by mature trees and landscaping, creating an inviting and private park-like setting. The spacious home boasts an open layout with four bedrooms and four full baths, providing ample room for family and guests. Two living areas offer flexibility, while a game room and home office add functional space for work or play. The formal dining room is perfect for hosting large gatherings, with porcelain and ceramic tile floors throughout the living, kitchen, and dining areas, adding a touch of elegance. There is covered parking for up to six vehicles, including an attached three-car garage and a detached two-car garage with an attached carport. Step outside to a backyard paradise where a covered patio overlooks a stunning inground pool with a spa and waterfall. Adjacent to the pool is a large stone pavilion featuring built-in grills and a sink, ideal for outdoor cooking and entertaining. The expansive outdoor space also includes a workshop-storage building for hobbies or projects, a game court, a tree house, and a chicken coop. Practical amenities abound, including a whole-home generator for peace of mind and a private, deep-water well servicing the entire yard irrigation system. The fully fenced property has a gated entrance, ensuring security and privacy. This property is surrounded by luxury homes on acreage and is convenient to Denton, the DFW International Airport, and the major thoroughfares that connect this desirable area to the remainder of the Dallas-Fort Worth Metroplex.

**Public Driving Directions:** New Hope Rd, West on Spring Mountain, Left at stop sign into the cul-de-sac.

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**Agent/Office Information**

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**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/22/2024 16:09

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**Listing ID:** 20757440



FRONT OF HOME...Gated Property W/Blacktop Circle Driveway, 3 Car Garage + Detached 2 Car Garage W/Carport, Workshop, Pool And Outdoor Kitchen/Pavillion



Front of Structure



Aerial View



Aerial View



Aerial View



Aerial View



1601 Mossy Rock Circle, Cross Roads, Texas 76227  
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Yard



Yard



Pool



Pool



Pool



Patio



1601 Mossy Rock Circle, Cross Roads, Texas 76227

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Patio



Community



Entry



Entry



Entry



Dining Area

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Living Room



Living Room



Kitchen



Kitchen



Dining Area



Living Room



1601 Mossy Rock Circle, Cross Roads, Texas 76227

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Game Room



Game Room



Office



Bedroom



Sitting Room



Bathroom

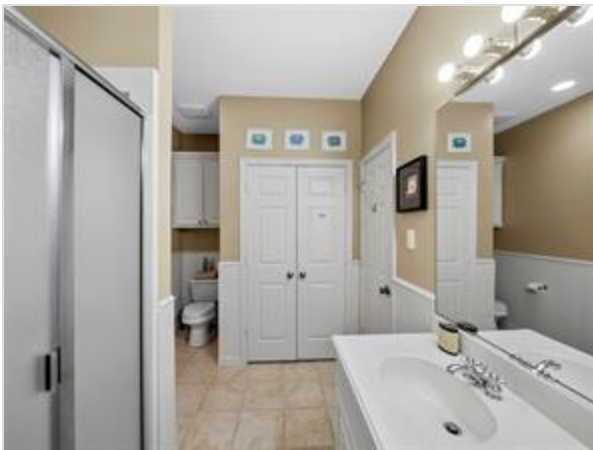
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Bathroom



Bedroom



Bathroom



Bedroom



Bathroom



Fence



1601 Mossy Rock Circle, Cross Roads, Texas 76227  
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Community



Patio



Other



Aerial View

## PROPERTY NOTES | 1601 MOSSY ROCK CIRCLE

The following information is provided by the homeowner and is for general reference only. It is not guaranteed or represented by the provider as completely accurate and shall not be used as a basis for determining the value or usability of this property by a prospective purchaser. Provider recommends all information be independently verified by prospective purchaser prior to making any offer for purchase.

### Utilities, Services, & Taxes –

- **Electric** – OnCor | There is one meter | Based on the owner's records, the average cost is around \$500 per month.
- **Water** – Mustang Water SUD | There is one meter | Based on the owner's records, the average cost is around \$55 per month.
  - The property has a private water well that services the outside irrigation and outside hydrants. The well was installed in 2015; The depth is 860 feet, and the pump depth is 700 feet.
- **Septic** – Aerobic system | The surface sprinklers are at the back along the south fence line | The tanks were pumped 2 years ago | There is a maintenance agreement with Cruse Pumping & Backhoe that expires in May 2025
- **Propane** – Enderby Gas | Services the furnaces, water heaters, fireplace, and cooktop | Averages around \$85.00 per month | Based on the owner's records, the average cost is around \$85 per month
- **Outside Irrigation System** – Full yard
- **Security System** – No
- **Hi-Speed Internet** – Line of sight broadband. Currently using Speed of Light
- **Deed Restrictions** – None
- **Property Taxes for 2024** – About \$13,000
  - **Exemptions** – Homestead



- **Approximate Square Footage** – 5,306 per DCAD
- **Built in** – 1999 per DCAD
- **Roof** – Replaced in 2021 due to storm damage
- **Foundation** – Slab
- **HVAC** – 3 Zones | Propane Heat | Age of units is unknown
- **Water Heater** – 2 Tank-Style Propane Units | Both units are about 5 years old | Located in the mechanical closet in the utility room
- **The central vac system is no longer functional.** Most of the hose connections have been covered by sheetrock.

### Backyard –

- House Back Patio has a remote-controlled sunscreen
- Outdoor shower with remote-controlled sunscreen
- Inground Gunitite Pool | Chlorine filtration | Attached spa | Rock waterfall | Slide | Built-in umbrella stands for shading the pool
- Pool Side Gazebo | 13 X 30 | Double ceiling fans | Wood/charcoal grill plus a built-in gas grill | Sink | Built-in area for mini fridge
- 24 x 40 Concrete Play Court

### Outbuilding –

- **Storage Building** – 16W x 40L Overall | Concrete slab | Electricity
  - Front section is 16 x 24, 8 x 10 overhead door, a pedestrian door, lights, utility sink, skylights, well tank
  - Back section is 16 x 16, 8 x 10 overhead door, pedestrian door.
- **Detached Garage** – 24 x 24 with Two overhead doors with auto openers | Electricity | Attached carport
- **Chicken Coop**

### Property –

- Buried propane tank

- Whole Home Generac 26Kw Generator
- Private water well
- Full yard irrigation

#### Conveying:

- Kitchen Refrigerator

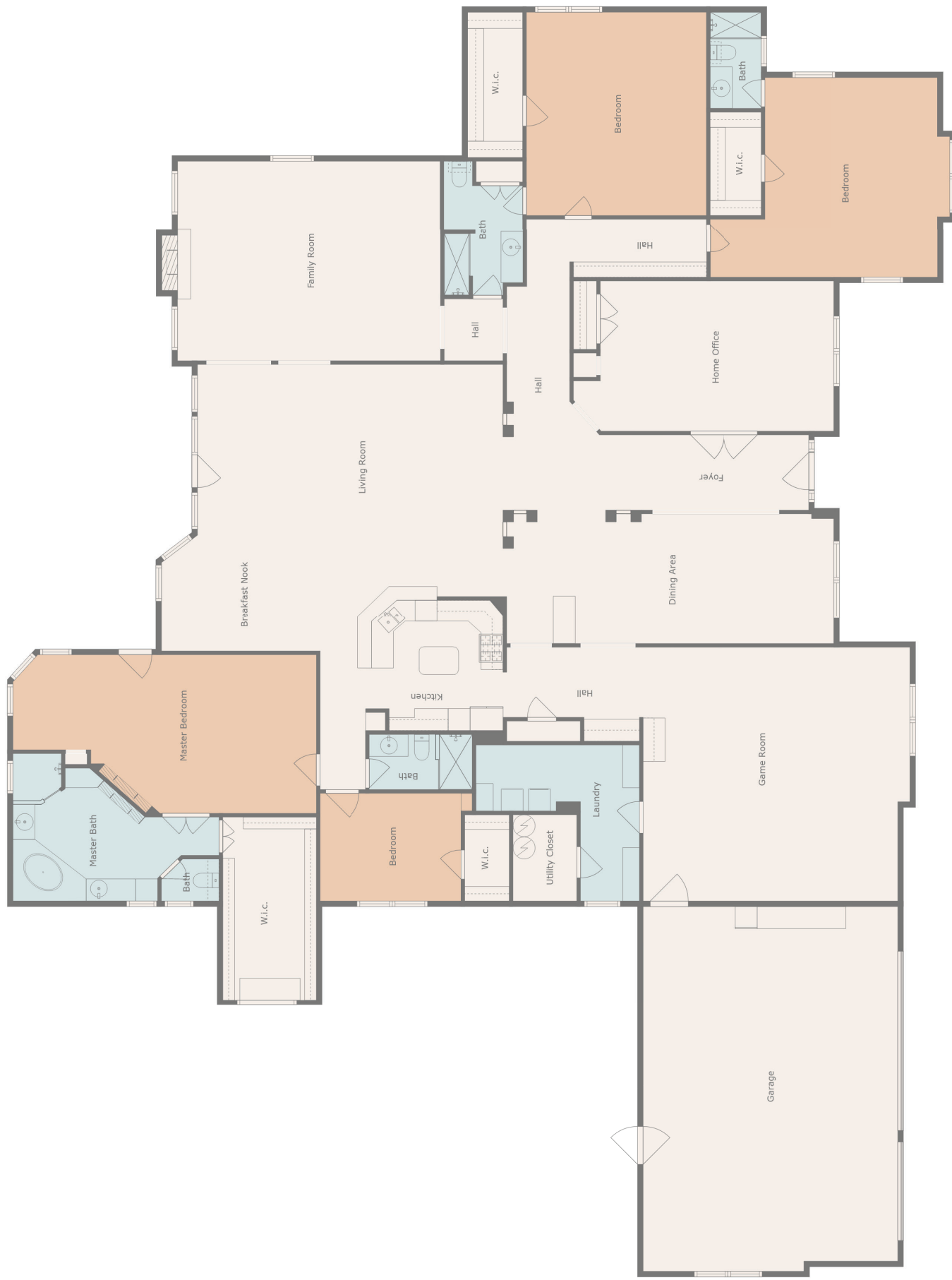
#### Exclusions:

- Jungle Gym

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.