

1601 Mossy Rock Circle, Cross Roads, Texas 76227

MLS#: 20757440 \$ Active

Property Type: Residential

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

SubType: Single Family

LP: \$1,345,000

OLP: \$1,395,000

Recent: 11/22/2024 : DOWN : \$1,395,000->\$1,345,000



Also For Lease: N

Subdivision: Spring Mountain Ranch

County: Denton

Country: United States

Parcel ID: [R183886](#)

Lot: 20

Block:

Legal: SPRING MOUNTAIN RANCH LOT 20

Unexempt Tx: \$14,515

Spcl Tax Auth: No

Lst \$/SqFt: \$253.49

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID: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

Appraiser:

Yr Built: 1999/Assessor/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

HOA Mgmt Email:

Access Unit: No

Hdcp Am: No

Horses?: Yes

Prop Attached: No

Acres: 2.830

Garage: Yes/5

Attch Gar: Yes

Carport: 1

Cov Prk: 6

Gar Size: 23x33

HOA Co:

HOA Website:

AccUnit SF:

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	Type of Fence:	Perimeter
Soil:		Cooling:	Ceiling Fan(s), Central Air, Electric, Zoned
Heating:	Central, Propane, Zoned	Accessible Ft:	
Roof:	Shingle	Cmplx Appv For:	
Windows:	Window Coverings	Patio/Porch:	Covered, Patio
Construction:	Brick, Fiber Cement, Rock/Stone, Wood	Special Notes:	Deed Restrictions
Foundation:	Slab	Listing Terms:	Cash, Conventional
Basement:	No		
Possession:	Other		

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

Remarks

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.

Excludes: Jungle Gym Outdoor Play Station, All TV's,
Public Driving Directions: New Hope Rd, West on Spring Mountain, Left at stop sign into the cul-de-sac.

Financial Information

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

Agent/Office Information

CDOM: 34
DOM: 34
LD: 10/19/2024
XD: 01/16/2025

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](#)
LA Email: info@texasliving.com

List Agt 2: [CHERYL WIEMEYER \(0453706\) 940-391-9090](#)
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LA Othr:
LA2 Cell: 940-391-9090
LA2 Email: cherylanddutch@texasliving.com
LO Sprvs: **Tori Wilson (0620330) 940-484-9411**

Brk Lic: 0449245
LA Fax:
LA/LA2 Texting: Yes/Yes

Showing Information

Call: Showing Service
Keybox #: 33478502
Appt: (817) 858-0055
Keybox Type: Supra
Owner Name: Sholin
Seller Type: Standard/Individual

Show Instr: PRIOR DAYS NOTICE REQUIRED. SCHEDULE THROUGH SHOWING TIME, NOT BROKER BAY.
Show Srvc: ShowingTime
Occupancy: Owner
Showing: 24 Hour Notice, Appointment Only, Occupied, Restricted Hours, Showing Service

Open House:

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/22/2024 16:08

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