

Cross Property Customer Full View

MLS#: **14111101** **N** **Active** **9605 Yellow Rose LN** **Pilot Point** **76258-6611** LP: **\$649,700**



Category: Residential	Type: RES-Single Family	Orig LP: \$649,700
Area: 31/1	Also for Lease: N	
Subdv: Yellow Rose Estates Sub	Lease MLS#: 	Lst \$ / SqFt: \$141.15
County: Denton	Lake Name: 	
Parcel ID: R181052	Plan Dvlpmnt: 	
Lot: 24	Legal: YELLOW ROSE ESTATES SUBD LOT 24,25	
Multi Prcl: No	MUD Dst: No	Unexempt Taxes: \$10,379

Bedrooms: 4	Tot Baths: 3.2	Liv Areas: 3	Stories: 2
Fireplaces: 1	Full Baths: 3	Dining Areas: 2	Pool: No
Sec Sys: No	Half Baths: 2		

SqFt: 4,603 / Appraiser	Yr Built: 2000 / Preowned
# Gar Spaces: 6	Garage Size: 52 x 22
# Carprt Spcs: 0	Cvrd Park: 6
Acres: 2.920	Lot Dimen:
HOA: Voluntary	HOA Dues: \$150 / Annual
	Accessory Unit:
	Accessory Unit Type:

School Dist: Pilot Point ISD	Middle School: Pilot Point	High School: Pilot Point
Elementary School: Pilot Point	Intermediate School: Pilot Point	Junior High School:
Primary School: 		

Media Room: 23 x 27 / 1	Built-in Cabinets	Kitchen: 11 x 13 / 1
Master Bedroom: 17 x 13 / 1		Utility Room: 6 x 10 / 1
Half Bath: 5 x 5 / 1		Full Bath: 15 x 9 / 1
Breakfast Room: 9 x 13 / 1		Dining Room: 13 x 11 / 1
Living Room: 14 x 17 / 1	Built-in Cabinets	Study/Den: 13 x 17 / 1
Bedroom: 17 x 13 / 2	Walk-in Closets	Bedroom: 13 x 18 / 2
Bedroom: 12 x 14 / 2		Full Bath: 10 x 7 / 2
Full Bath: 14 x 5 / 2	Built-in Cabinets, Natural Stone/Granite Type	Extra Storage Room: 25 x 12 / 2

Housing Type: Single Detached	Fireplace Type: Gas Logs
Style of House: Colonial	Kitchen Equipment: Built-in Compactor, Built-in Microwave, Cooktop - Gas, Dishwasher, Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage: 1 Acre to 2.99 Acres	Alarm/Security:
Lot Description: Acreage, Greenbelt, Heavily Treed, Interior Lot, Subdivision	Flooring: Carpet, Ceramic Tile, Laminate, Wood
Exterior Features: Balcony, Covered Porch(es), Sprinkler System	Heating/Cooling: Central Air-Elec, Central Heat-Gas, Heat Pump, Zoned
Construction: Brick	Green Features:
Foundation: Basement	Green Certification:
Roof: Composition	Handicap Amenities: Elevator, Hand Rails
Backyard Pool Feat: 	Special Notes: Deed Restrictions, Survey Available
Type of Fence: Chain Link	Proposed Financing: Cash, Conventional
Parking/Garage: Attached, Covered, Has Sink in Garage, Opener, Outside Entry, Oversized, Rear, Workbench	Possession: Negotiable
Street/Utilities: Aerobic Septic, Asphalt, Co-op Water, Outside City Limits	Showing: Combo Lock Box, Contact Agent
Interior Features: Bay Windows, Decorative Lighting, Sound System Wiring, Vaulted Ceilings, Wet Bar, Window Coverings	

Property Description: **Located right in the middle of Horse Country USA! This 4 bedroom 3 bath on approximately 2.5 wooded acres is a must see. This colonial style home features a grand stair case, two master suites, hardwood floors, upstairs bonus room, and a media room with full bar. The 6 car basement garage is a sight to behold. Plenty of room for cars, boats, or workshop. Ideally located 3 miles from Isle Du Bois State Park and only 20 Miles to the tollway. From US HWY 377 go west on St Johns Rd for 1.6 then turn left on Yellow Rose. House will be on the left.**

Public Driving Directions: **From US HWY 377 go west on St Johns Rd for 1.6 then turn left on Yellow Rose. House will be on the left.**

List Office Name: **IRICK REAL ESTATE** List Agent Name: **CHANCE KIRBY**