

\$999,999

Full Bath:	15 x 12 / 1	Built-in Cabinets, Dual Sinks, Jetted Tub, Master Bedroom:25 x 15 / 1	Sitting Area in Master, Walk-in Closets
		Natural Stone/Granite Type, Separate Shower	
Living Room:	22 x 19 / 1	Built-in Cabinets	Office: 10 x 11 / 1
Kitchen:	13 x 13 / 1	Built-in Cabinets, Island, Natural Stone/Granite Type	Dining Room: 13 x 13 / 1
Breakfast Room:	11 x 12 / 1		Game Room: 22 x 19 / 1
Utility Room:	12 x 9 / 1	Built-in Cabinets, Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup	Bedroom: 14 x 11 / 2
			Walk-in Closets
Bedroom:	12 x 13 / 2	Built-in Cabinets	Bedroom: 14 x 13 / 2
Full Bath:	9 x 11 / 2	Built-in Cabinets	Full Bath: 12 x 10 / 2
Half Bath:	7 x 3 / 1		Built-in Cabinets

Property Description: Happy Holidays are just around the corner! Start making memories at this established farm & homestead today! Nestled among mature oaks on a quiet paved road, and just across the creek on your private bridge sits a lovingly cared for home with ample storage & a backyard pool setting made for entertaining family and friends. Open floor plan on first floor lends itself to family gatherings and everyone will be happy with their oversized bedrooms with huge closets. Room to roam for horses or cattle and plenty of mature trees for shade. Oversized shop for hobbies or equipment. This is a rare find so close to the metroplex!

Public Driving Directions: From HWY 377 go east on Strittmatter 2.4 miles property will be on the left.

Property Type:	Residential/ RES-Farm/Ranch	MLS Number:	14169107
Subdivision:	C Smith	School District:	Pilot Point ISD
County:	Denton	Elementary School Name:	Pilot Point
Square Feet:	4,291	Junior High School Name:	
Lot Dimensions:	10 Acres to 49.99 Acres	Middle School Name:	Pilot Point
Acres:		Intermediate School Name:	Pilot Point
Stories:	2	High School Name:	Pilot Point
Fireplaces:	1	Senior High School Name:	
Parking/Garage:	3	Planned Development:	
Parking/Carport:	0	Home Owners Association:	None
Year Built:	1994 / Preowned		
Pool:	Yes	Listing Office:	IRICK REAL ESTATE
Status:	Active	Listing Agent:	CHANCE KIRBY