

**10120 HILLTOP ROAD
ARGYLE, TX 76226
PROPERTY INFORMATION
\$4,250,000**

Legal Description: Pritchett Survey, A-1020A, Tract 23, Denton County

Acres: 20.85 Acres

Proposed Financing: Cash; Conventional; Federal Land Bank

Possession: Negotiable

Home:

8313+/-Sq.Ft. per tax roll
Constructed in 1999
2 Stories
6 Bedrooms
6 Baths
1 Half-bath
4 Living Areas
3 Fireplaces
2 Dining area

Room Sizes:

11 X 22 – Living Area – 1st Level
19 X 17 – 2nd Living Area/Piano Room – 1st Level
29 X 21 – 3rd Living Area/Game room– 1st Level
17 X 14 – Formal Dining Room– 1st Level
16 X 12 – Breakfast Room– 1st Level
20 X 16 – Kitchen – 1st Level
20 X 15 – Master Bedroom– 1st Level
16 X 14 – Bedroom–1st Level
21 X 14 – Bedroom– 2nd Level
16 X 15 – Bedroom– 2nd Level
16 X 14 – Bedroom– 2nd Level
32 X 18 – Apartment (6th bedroom) – 2nd Level
16 X 14 – Study-1st Level
14 X 6 – Utility Room-1st Level
12 X 18 – Exercise Room – 2nd Level
40 X 22 – 3-Car Garage and 2 Carport Spaces

Guesthouse: 2100 Sq.Ft., 2 bedrooms and 2 baths

Schools: Argyle ISD

Unexempt Taxes: \$28,700.00

Loan Type: Treat as Clear

Lot Description: Creek; Heavily Treed; Horses Permitted; Landscaped; Pasture; Some Trees; Tank/Pond

Exterior Features:

Attached Grill; Balcony; Covered Porch(es); Deck; Gardens; Gazebo/Pergola; Greenhouse; Guest Quarters; Lighting System; Outdoor Fireplace/Pit; Outdoor Living Center; Patio Covered; RV/Boat Parking; Separate Entry Quarters; Sprinkler System; Stable/Barn; Storage Building; Tennis Court(s); Workshop

Soil: Sandy Loam

Construction: Brick; Rock/Stone; Stucco; Wood

Foundation: Slab

Roof: Composition; Tile/Slate

Backyard Pool Features: Attached spa; Cleaning System; Heated; In Ground Gunite

Type of Fence: Automatic Gate; Barbed Wire; Wood Rail; Pipe and Cable

Parking/Garage: Attached; Covered; Opener; Oversized; Porte-Cochere; Side; Swing Drive

Street/Utilities: Aerobic Septic; Asphalt; Septic; Underground Utilities; 3 deep wells

Interior Features:

Bay Windows; Built-in Wine Cooler; Cable TV Available; Decorative Lighting; Flat Screen Wiring; High Speed Internet Available; Loft; Multiple Staircases; Sound System Wiring; Vaulted Ceilings; Wainscoting; Wet Bar

Bed/Bath Features:

Built-ins; Custom Closet System; Double Shower; Fireplace in Master; Jetted Tub; Linen Closet; Medicine Cabinet; Separate Shower; Separate Vanities; Sitting Area in Master; Split Bedrooms; Steam Shower; Walk-in Closets

Specialty Rooms: Exercise Room; Game Room; Guest Suite; Library/Study; Sauna/Steam Room

Fireplace Type: Freestanding; Metal Box; Stone; Wood Burning

Kitchen Equipment:

Built-in Microwave; Commercial Grade Range; Convection Oven; Cooktop-Gas; Dishwasher; Disposal; Plumbed for Gas In Kitchen; Vent Mechanism; Warmer Oven Drawer; Water Line to Refrigerator

Kitchen Other:

Breakfast Bar; Butler's Pantry; Eat-In Kitchen; Granite/Granite Type Countertop; Island; Second Sink; Walk-in Pantry

Utility Room: Full Size W/D Area; Room for Freezer; Separate Room; Sink in Utility

Alarm/Security Type: Burglar; Exterior Security Light(s); Owned; Smoke Detector; Wireless

Flooring: Carpet; Wood Floor; Saltillo Tile

Heating/Cooling:

3 Water Heaters; Central Air – Electric; Central Heat – Gas; Direct Vent; Electrostatic Air Filter; Heat Pump; Propane; Zoned

Energy Efficiency:

12 Inch+ Attic Insulation; 13-15 SEER AC; Attic Fan; Ceiling Fans; Andersen Double Pane Windows; Energy Star Appliances; Foam Insulation; High Efficiency Water Heater; Low E Windows; Programmable Thermostat; Radiant Barrier; Thermo Windows; Tinted Windows; Variable Speed HVAC

Green Features:

Tolerant Plants; Enhanced Air Filtration; Low Flow Commode; Low Flow Fixtures; Mechanical Fresh Air; Rain/Freeze Sensors; Rain Water Catchment; Recirculating Hot Water

Farm and Ranch Information:

2 Residences; 4 lakes; 3 wells; 75 X 24 – Equip Barn with office; 60 X 30 – RV Barn; 36 X 20 – Hay Barn ; No Known Restrictions; Rolling Topography; Coastal Bermuda; Hardwood Timber; Improved Pasture; Native Grass; Fenced for Horses; Asphalt County Road frontage; concrete drive to residences

Barn Information: Electric To Barns; Equipment Barn; Stables(s) – 2; Room for Motor Home

Surface Rights: All

Present Use: Hunting/Fishing; Residential Single

Proposed Use: Your own private country estate and country club – tennis and volley ball courts, Frisbee golf, and chipping and putting green; Equine; Grazing; Hunting/Fishing; Residential Single

Other Utilities: Co-op Electric; Propane Gas