

FOR SALE

Luxury Estate on 17 Acres
Listed for \$3,150,000

9999 Four Horse Trail
Pilot Point, Texas



SCAN ME



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

9999 FOUR HORSE TRAIL | PILOT POINT, TEXAS

Located in an exclusive acreage neighborhood across from the Isle du Bois State Park and Lake Ray Roberts, 9999 Four Horse Trail in Pilot Point is one of the most exclusive acreage properties in the heart of North Texas horse country.

This secluded compound-style luxury estate is within the high-quality Butterfield Junction neighborhood. It features a magnificent home, a spacious second home, a historic stone cabin, a stable, and even a first-class chicken coop on 17.5 rolling acres. Located within a mile of all the recreational benefits offered by Lake Ray Roberts, you are minutes away from the Isle du Bois State Park and the equestrian, hiking, and biking trails along the Trinity River Greenbelt. In an environment of desirable solitude, tranquility, and a superb park-like setting, the property is ideal as a private residence or a retreat-style getaway for family and friends.

The main home, built in 2001, is beautifully designed with stunning yet understated attention to detail. Its stylish interior offers approximately 5,000 square feet of living space with an abundance of rich wood trim, hardwood floors, beveled and stained glass, a soaring 20-foot ceiling with wood beams and fireplace in the great room, a large gourmet kitchen, butler's pantry with wine cooler, private study with fireplace and a spacious master retreat with fireplace and private outdoor sitting balcony. The outside living spaces are perfect for entertaining with beautiful hilltop views, a large arbor with wood burning fireplace, flagstone patios, and a gorgeous infinity-edge pool with a rock waterfall and spa. A beautiful addition to the outside living experience is a covered 400 square foot outdoor kitchen and gathering area with a 2,300-bottle chilled wine cellar and adjoining climate-controlled walk-out sitting area underneath.

Down from the main home's hilltop location and nestled among abundant oak trees is the 2,500 square foot second home. It features a large living room with a wood-beamed ceiling, a full kitchen with a dining area, two spacious bedrooms, a flex room currently used as a kid's bunk room, two full baths, and a walk-out style basement with a pull-through garage and a large hobby/storm room.

Nearby, the historic 580 square foot stone cabin is something you would expect to see in the pages of Cowboys and Indians magazine. Originally built as a stop station for the infamous Butterfield Stagecoach Line, it underwent a modern renovation in 2000, converting it into a charming hideaway suitable for overnight guests or even a home office, complete with rock fireplace, kitchen, full bath, and screened porch.

The rolling, manicured grounds are reminiscent of a Kentucky horse farm, with the numerous elevation changes adding natural character to the land, pastures lined in white vinyl board fencing, scattered groves of oak trees, and a spring-fed pond ready for your fishing pole. There is also a custom 2,400 square foot concrete block, insulated horse barn ideal for the casual rider or dedicated horseman. But if horses aren't your thing, the stalls could be removed.

9999 Four Horse Trail sits privately at the back edge of Butterfield Junction, a small neighborhood of higher-end custom homes providing security and a sense of community. It is adjacent to the 30,000-acre Lake Ray Roberts, with a full-scale marina and three state parks, including the Isle du Bois State Park with boat launches, hiking, biking, and horseback riding trails, as well as overnight camping. With no private building on its shores, one of the most pristine lakes and recreational areas in the DFW-Metroplex is practically at your backdoor.

9999 Four Horse Trail is a slice of heaven in North Texas. Close enough to the hustle and bustle of the DFW metropolitan area to be convenient while at the same time offering a location that is away from it all.

\$3,150,000



Living Room:	26 x 19 / 1	Study/Den:	19 x 15 / 1	
Library/Study:	19 x 16 / 1	Kitchen:	20 x 12 / 1	Built-in Cabinets, Island, Natural Stone/Granite Type, Pot Filler
Dining Room:	20 x 14 / 1	Butlers Pantry	Breakfast Room:	16 x 11 / 1
Master Bedroom:	20 x 16 / 2	Fireplace in Master, Garden Tub, Separate Bedroom:	25 x 17 / 2	Walk-in Closets
		Shower, Separate Vanities, Steam Shower, Walk-in Closets		
Bedroom:	20 x 16 / 2		Living Room:	17 x 15 / 2
Utility Room:	/ 1	Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Sink in Utility, Washer Hookup		

Property Description: Located in an exclusive acreage neighborhood across from the Isle du Bois State Park & Lake Ray Roberts, this exceptional 17-acre compound style luxury estate features a magnificent 5,000sf main home, an infinity-edge pool, and a fabulous covered outdoor kitchen and entertainment area with a 2,300-bottle chilled wine cellar and enclosed sitting room below, all overlooking the property from their elevated setting. Tucked away from the main home are a lovely 2,500sf guest house and a fully renovated stone cabin with a historic past from the 1800's. The land is private with scenic elevation changes and enhanced by a semi-wooded setting, white-board fenced pastures, a 2,400sf stable, and a spring-fed fishing pond.

Public Driving Directions: Fm455 east of Lake Ray Roberts dam, South into Butterfield Junction, Straight to dead-end, or from Hwy 377, west on Saint John Rd, left on Stagecoach Pass, and left on Four Horse Trail.

Property Type:	Residential/ RES-Single Family	MLS Number:	14573700
Subdivision:	Butterfield Junction Addn B	School District:	Pilot Point ISD
County:	Denton	Elementary School Name:	Pilot Point
Square Feet:	5,039	Junior High School Name:	
Lot Dimensions:	17.62 Acres	Middle School Name:	
Acres:	17.620	Intermediate School Name:	Pilot Point
Stories:	2	High School Name:	Pilot Point
Fireplaces:	4	Senior High School Name:	
Parking/Garage:	2	Planned Development:	Butterfield Junction
Parking/Carport:	0	Home Owners Association:	Mandatory
Year Built:	2001 / Preowned		
Pool:	Yes	Listing Office:	KELLER WILLIAMS REALTY
Status:	Active	Listing Agent:	DUTCH WIEMEYER

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258



FRONT OF HOME...Seldom Does A Spectacular Property Like This Come Available! This Magnificent Estate Offers 17 Acres, 2 Homes, A Stone Cottage, Horse Barn, Infinity Edge Pool And Amazing Hilltop Views!



BACK OF HOME...The Stone Work Is Incredible Around This Estate, Along With Gorgeous Views, Infinity Edge Pool And Multiple Patio And Outdoor Entertainment Areas!



PROPERTY AERIAL...This Will Give You A HINT As To How Spectacular This Property Is. It's Just A Few Minutes To The Boat Launch On The Beautiful Lake Ray Roberts, Which Is Seen In The Background. The Property Outlines Are Approx And For Illustration Only



PROPERTY AERIAL...Photo Shows Rooftops Of The Main Home, Stone Cabin, Guest House, Horse Barn, Pond And Driveways Thru Property. There Are Also 2 Separate Entrances.



PROPERTY AERIAL...Property Outlines Are



FRONT OF HOME...Extra Photo

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258

Approximate And For Illustration Only. One Entrance Leads Directly To The Guest House And Stone Cabin And Other Entrance Leads Directly To The Main Home



BACK OF HOME AND POOL AERIAL VIEW



INFINITY EDGE POOL...Heated, Diving Pool, Stone Waterfall, Attached Spa, Chlorine Filtration



INFINITY EDGE POOL AND BACK OF HOME



POOL AND SPA



MAIN HOME LIVING ROOM...Stained Concrete Floor, Stone WB Fireplace, Wood Beamed Ceiling



MAIN HOME LIVING ROOM...Extra Photo

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258



MAIN HOME FORMAL LIVING ROOM...Wood Flooring, Lots Of Built Ins, 2 Sets Of French Doors Lead Into Family Room And Also The Foyer



MAIN HOME FORMAL DINING ROOM...Stained Concrete Floor, French Doors Leading Into The Foyer. There's Also A Door Leading Into Butlers Pantry



MAIN HOME KITCHEN...Stained Concrete Floor, Granite Tops, Stainless Appliances, B/I Microwave, Dbl Ovens, 6-Burner Gas Cooktop W/Pot Filler, B/I Fridge And Freezer, Trash Compactor, B/I Espresso Maker



MAIN HOME DINETTE...Built-In Cabinet And Built-In China Hutch



MAIN HOME STUDY...Wood Flooring, B/I Book Cases, WB Fireplace, Bay Window W/Leaded Glass And Window Seat, French Doors That Open Into Family Room



MAIN HOME PRIMARY BEDROOM...2nd Floor, Wood Floor, WB Fireplace, Door To Outside Balcony Overlooking Property

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258



MAIN HOME PRIMARY BATHROOM...Travertine Floor, Dbl Vanity, Claw Foot Tub, Steam Shower, Plantation Shutters



MAIN HOME BEDROOM 2...Wood Floor, 2nd Floor, Plantation Shutters, Private Full Bath



MAIN HOME BEDROOM 3...Wood Floor, 2nd Floor, Plantation Shutters, Walk-In Closet, Antique Door Leads To Outside Juliet Balcony, Private Staircase Leads To Garage



OUTDOOR STONE PATIO WITH FIREPLACE



STONE PATIO LEADING TO OUTDOOR KITCHEN/WINE CELLAR



OUTDOOR KITCHEN

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258



OUTDOOR KITCHEN BALCONY



OUTDOOR KITCHEN AND WINE CELLAR



CLIMATE CONTROLLED WINE CELLAR



CLIMATE CONTROLLED WINE CELLAR...Holds Up To 2300 Bottles!



ONE OF SEVERAL STONE PATIOS...Overlooks Back Yard



GUEST HOUSE EXTERIOR

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258



GUEST HOUSE LIVING ROOM



GUEST HOUSE KITCHEN



GUEST HOUSE PRIMARY BEDROOM



STONE CABIN EXTERIOR



STONE CABIN INTERIOR



STONE CABIN INTERIOR

MLS Number: **14573700**
9999 Four Horse Trail, Pilot Point, Texas 76258



FIRST-CLASS CHICKEN HOUSE



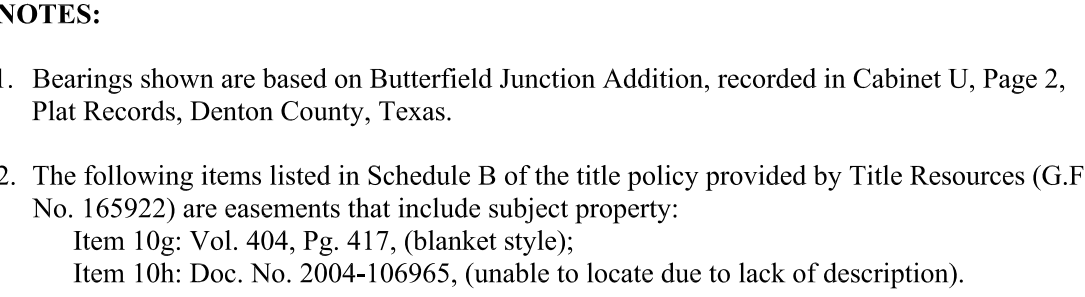
6 STALL HORSE BARN



HORSE BARN INTERIOR



SATELLITE AERIAL



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'00"E	9.29'
L2	S04°40'57"W	70.70'
L3	S06°42'55"E	31.91'
L4	S07°17'40"E	45.70'
L5	S00°56'46"W	45.56'
L6	S08°50'29"E	51.06'
L7	S05°08'13"E	49.87'
L8	S07°09'12"E	27.36'

