FOR SALE

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

9999 Four Horse Trail Pilot Point, Texas











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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

Elementary School Name: **Pilot Point** County: Denton Square Feet: 5,039 Junior High School Name: Lot Dimensions: 17.62 Acres Middle School Name: Intermediate School Name: Acres: 17.620 **Pilot Point** High School Name: Stories: **Pilot Point** Senior High School Name:

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



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 Lauch 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

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



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. Theres 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



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



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





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

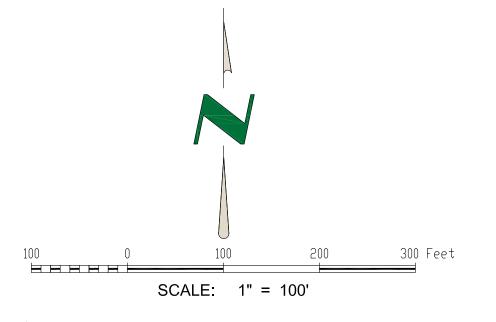






HORSE BARN INTERIOR

SATELLITE AERIAL



NOTES:

- 1. Bearings shown are based on Butterfield Junction Addition, recorded in Cabinet U, Page 2, Plat Records, Denton County, Texas.
- 2. The following items listed in Schedule B of the title policy provided by Title Resources (G.F. No. 165922) are easements that include subject property:
- Item 10g: Vol. 404, Pg. 417, (blanket style); Item 10h: Doc. No. 2004-106965, (unable to locate due to lack of description).



HOUSE DETAIL 2

I ECEND

LEGEND	
C.M.	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
1.R.S.	IRON ROD SET
"x"	CUT X IN CONCRETE
x	FENCE
	ASPHALT
	TREE
-0-	SIGN
GWS	GAS WARNING SIGN
Ø	POWER POLE
\$	LIGHT POLE
\bowtie	WATER VALVE
o ^{co}	SANITARY SEWER CLEANOUT
OSSMH STMMH	SANITARY SEWER MANHOLE STORM SEWER MANHOLE
-\$-	FIRE HYDRANT
⊗ ^{WM}	WATER METER
⊗ ^{GM}	GAS METER
⊗ ^{EM}	ELECTRIC METER
OUCM	UNDERGROUND CABLE MARKER
	OVERHEAD POWER LINE
ICV	IRRIGATION CONTROL VALVE



9999 Four Horse Trail & 10670 Stagecoach Pass Denton County, TX 76266

The undersigned have/has received and reviewed a copy of this survey.
<u>x</u>
<u>x</u>
<u>x</u>
Date:
TITLE RESOURCES 525 S. Loop 288, Ste. 125 Denton, Texas 76205 Ph.: (940) 381-1006 Fax: (940) 898-0121

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

Lot 6, Block C Butterfield Junction Addition

Cab. O, Pg. 309-310

P.R.D.C.T.

Lot 7R, Block C

Butterfield Junction Addition

Cab. T, Pg. 432

P.R.D.C.T.

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— × — × — × — × —

N80°54'16"W 276.48',,\(\text{\text{\$\sigma}}\)

Wildland, L.L.C.

Doc. No. 2005-45820

R.P.R.D.C.T.

 $\Delta = 30^{\circ}50'42''$

R=235.17' L=126.60'

S82°28'39"E 125.08'

POINT IN CREEK

POINT IN P

POINT IN € CREEK

POINT IN

S89°51'03"E \ 219.74'

TRACT II

2.303 ACRES

POINT IN

S03°05'29"E

82.39'

15.316 ACRES

17.619 ACRES

Lot 8R Block D N82°05'57''

POINT OF BEGINNING

Lot 7, Block D Butterfield Junction Addition

Cab. O, Pg. 309-310

P.R.D.C.T.

Lot 6R, Block D

Butterfield Junction Addition

Cab. U, Pg. 2

P.R.D.C.T.

➣ S90°00'00"W

94.56'

|(PLAT S18°24'49"E 95.09') | \$18°22'04"E

Wilson Street and

Pamela Street Doc. No. 2009-66941

R.P.R.D.C.T.

SURVEYOR'S CERTIFICATION:

have been advised of except as shown hereon.

The undersigned does hereby certify to Title Resources (G.F. No. 165922) that this survey was this day made on the ground of the property legally described hereon and is correct and to the

best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I

BY

DATE

REVISION

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area

according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0235 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (Unshaded).

*S03°54'49"W

LEGAL DESCRIPTION: 17.619 ACRES

feet to a point for corner;

BEING all that certain lot, tract or parcel of land situated in the San Antonio and Mexican Gulf Railroad Company Survey, Abstract Number 1228, Denton County, Texas, and being Lot 8R, Block D, Butterfield Junction Addition, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 2 of the Plat Records of Denton County, Texas, and being that certain tract of land described by deed to Bruce R. Thomas and wife, Linda K. Thomas, recorded under Document Number 2007-72855 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the common north corner of said Lot 8R and Lot 7, Block D, Butterfield Junction Addition, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet O, Pages 309-310 of the Plat Records of Denton County, Texas, being in the south line of Stagecoach Pass;

THENCE South 00 degrees 00 minutes 00 seconds East, with the common line of said Lot 7 and said Lot 8R, a distance of 319.07 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for the common south corner of said Lot 7 and said Lot 8R, being in the north line of Lot 6R of said Block D;

THENCE South 90 degrees 00 minutes 00 seconds West, with the common line of said Lot 8R and said Lot 6R, a distance of 94.56 feet to a point for corner within a creek;

THENCE South 00 degrees 00 minutes 00 seconds East, within said creek, a distance of 9.29 feet to a point for corner;

THENCE South 04 degrees 40 minutes 57 second West, continuing within said creek, a distance of 70.70 feet to a point for corner;

THENCE South 06 degrees 42 minutes 55 seconds East, continuing within said creek, a distance of 31.91

THENCE South 07 degrees 17 minutes 40 seconds East, continuing within said creek, a distance of 45.70 feet to a point for corner;

THENCE South 00 degrees 56 minutes 46 seconds West, continuing within said creek, a distance of 45.56

feet to a point for corner; **THENCE** South 08 degrees 50 minutes 29 seconds East, continuing within said creek, a distance of 51.06

feet to a point for corner; **THENCE** South 05 degrees 08 minutes 13 seconds East, continuing within said creek, a distance of 49.87

feet to a point for corner; **THENCE** South 07 degrees 09 minutes 12 seconds East, continuing within said creek, a distance of 27.36

feet to a ½ inch iron rod found for the southwest corner of said Lot 6R and being the northwest corner of that certain tract of land described by deed to Wilson Street and Pamela Street, recorded under Document Number 2009-66941 of the Real Property Records of Denton County, Texas;

THENCE South 18 degrees 22 minutes 04 seconds East, with the common line of said Lot 8R and said Street tract, a distance of 95.25 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for corner;

THENCE South 03 degrees 54 minutes 49 seconds West, continuing with the common line of said Lot 8R and said Street tract, a distance of 51.68 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for corner;

and said Street tract, a distance of 187.08 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for corner;

THENCE South 25 degrees 11 minutes 11 seconds West, continuing with the common line of said Lot 8R

THENCE South 17 degrees 25 minutes 58 seconds West, continuing with the common line of said Lot 8R and said Street tract, a distance of 172.32 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for corner;

THENCE South 01 degrees 19 minutes 49 seconds West, continuing with the common line of said Lot 8R and said Street tract, a distance of 182.76 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for corner;

THENCE South 03 degrees 05 minutes 29 seconds East, continuing with the common line of said Lot 8R and said Street tract, a distance of 82.39 feet to a 5/8 inch iron rod with a cap stamped "KAZ" found for the south corner of said Lot 8R, being in the west line of said Street tract and being in the easterly line of that certain tract of land described by deed to Wildland, L.L.C., recorded under Document Number 2005-45820 of the Real Property Records of Denton County, Texas;

THENCE North 43 degrees 14 minutes 40 seconds West, with the common line of said Lot 8R and said Wildland tract, a distance of 344.88 feet to a ½ inch iron rod with a cap stamped "Alliance" found for the most southwesterly corner of said Lot 8R;

THENCE North 80 degrees 54 minutes 16 seconds West, with the common line of said Wildland tract and the aforementioned Thomas tract, a distance of 276.48 feet to a ½ inch iron rod with a cap stamped "Alliance" found for corner;

THENCE North 00 degrees 00 minutes 00 seconds West, with the common line of said Wildland tract and said Thomas tract, passing a ½ inch iron rod with a cap stamped "Alliance" found at a distance of 213.56 feet, continuing with said common line and passing a ½ inch iron rod with a cap stamped "Alliance" found for the northeast corner of said Wildland tract and the southeast corner of Four Horse Trail, a 60 foot wide Right-of-way, at distance of 546.06 feet, continuing with the east line of said Four Horse Trail and passing a ½ inch iron rod with a cap stamped "Alliance" found at a distance of 775.40 feet, and continuing with the east line of said Four Horse Trail for a total distance of 1160.50 feet to a 5/8 inch iron rod found for corner;

THENCE North 31 degrees 10 minutes 18 seconds East, continuing with the easterly line of said Four Horse Trail, a distance of 103.08 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 8R, being in the easterly line of said Four Horse Trail and the southwesterly line of said Stagecoach Pass;

THENCE South 74 degrees 33 minutes 56 seconds East, with the southwesterly line of said Stagecoach Pass, a distance of 188.52 feet to a ½ inch iron rod found for corner;

THENCE South 67 degrees 03 minutes 07 seconds East, continuing with the southwesterly line of said Stagecoach Pass, a distance of 258.17 feet to a 5/8 inch iron rod found for corner, being at the beginning of a curve to the left having a radius of 235.17 feet, with a delta angle of 30 degrees 50 minutes 42 seconds, whose chord bears South 82 degrees 28 minutes 39 seconds East, a distance of 125.08 feet;

THENCE continuing with the southerly line of said Stagecoach Pass and with said curve, an arc length of 126.60 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 05 minutes 57 seconds East, continuing with the southerly line of said Stagecoach Pass, a distance of 93.74 feet to the **POINT OF BEGINNING**, and containing 17.619 acres of land, more or less, and being subject to any and all easements that may affect.

BOUNDARY SURVEY

17.619 ACRES out of the

San Antonio & Mexican Gulf Railroad Company Survey Abstract Number 1228

Denton County, Texas

DRAWN BY: Jav DATE: 08/03/16 SCALE: 1"= 100' CHECKED BY: DLA ASC NO.: 1607505



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