

FOR SALE

Custom Home on 11.28 Acres
Listed for \$1,250,000

10208 Mohon Lane
Pilot Point, Texas



In an attractive 11+ acre setting, this well-presented property features an eye-catching custom home, a beautifully landscaped yard with scattered trees, and an inground pool, overlooking a picturesque 9-acre lake and cross-fenced pastures set up for horses.

The attractive brick home offers over 2,900 square feet of interior living space. Its single-story design, open floorplan, and appealing layout include two living areas, a home office, three bedrooms, a large master retreat with fireplace, three full baths, and a 2-car garage with heat and air. With panoramic views of the lake, a spacious covered flagstone patio off the living areas leads to a beautiful 18 x 40 in-ground pool. Recent home updates include flooring, interior paint, appliances, HVAC, and roof.

The land is ag exempt and set up for livestock. With over 4,200 feet of pipe and no-climb horse fencing, there are three individual pastures, two oversized loafing sheds, and a large fenced, pet-friendly lot adjoining a 24x36 outbuilding ideal for storage or a barn. Another great benefit of this property is being able to walk the lake's edge with your fishing pole or launch a small boat or canoe right from your backyard.

10208 Mohon Lane sits in a quiet location at the back of a small neighborhood of custom homes on acreage, is gated, and has a concrete driveway. It has been very well maintained, has loads of curb appeal, and its character is enhanced by the scenic, partially owned fishing lake the property adjoins.



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10208 Mohon LN**Pilot Point****76258****\$1,250,000**

Living Room: 19 x 18 / 1			Living Room: 19 x 16 / 1	Built-in Cabinets
Office: 11 x 11 / 1	Built-in Cabinets		Kitchen: 13 x 12 / 1	Breakfast Bar, Built-in Cabinets, Island, Natural Stone/Granite Type, Walk-in Pantry
Dining Room: 11 x 11 / 1			Breakfast Room: 11 x 10 / 1	
Master Bedroom: 22 x 15 / 1	Fireplace in Master, Jetted Tub, Linen Closet, Medicine Cabinet, Separate Shower, Separate Vanities, Walk-in Closets		Bedroom: 11 x 11 / 1	Split Bedrooms
Bedroom: 11 x 11 / 1			Utility Room: 10 x 7 / 1	Built-in Cabinets, Dryer Hookup- Electric, Separate Utility Room, Sink in Utility, Washer Hookup

Property Description: In an attractive 11+ acre lakeside setting, this well-presented property features an eye-catching single-story custom home, a beautifully landscaped yard with scattered trees, and an 18x40 inground gunite pool, all overlooking a picturesque, partially owned, 9-acre fishing lake the property adjoins. The attractive brick home shows great & offers an open floorplan, 2 LAs, home office, 3BRs, & a 2-car garage with heat & air. The land is ag-exempt & set up for livestock with pipe & no-climb horse fencing, 3 pastures, 2 loafing sheds, & a large fenced, pet-friendly lot adjoining a 24x36 outbuilding ideal for storage or a barn. Located in a quiet location at the back of a small neighbrhd of custom homes on acreage.

Public Driving Directions: Friendship Rd - Stiles Rd - Bobbie Ln - Left on Mohon.

Property Type:	Residential/ RES-Single Family	MLS Number:	14629823
Subdivision:	Pecan Creek Acres	School District:	Pilot Point ISD
County:	Denton	Elementary School Name:	Pilot Point
Square Feet:	2,916	Junior High School Name:	
Lot Dimensions:	11.28 Acres	Middle School Name:	Pilot Point
Acres:	11.280	Intermediate School Name:	
Stories:	1	High School Name:	Pilot Point
Fireplaces:	2	Senior High School Name:	
Parking/Garage:	2	Planned Development:	
Parking/Carport:	0	Home Owners Association:	None
Year Built:	1998 / Preowned	Listing Office:	KELLER WILLIAMS REALTY
Pool:	Yes	Listing Agent:	DUTCH WIEMEYER
Status:	Active		

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10208 Mohon Lane, Pilot Point, Texas 76258



PROPERTY AERIAL...Don't Miss Out On This AMAZING Property! Road Frontage On 3 Sides, Beautiful Home And Pool, Fishing Lake, Outbuilding, Loafing Sheds And Pipe/No Climb Fencing

PROPERTY AERIAL...Side View



PROPERTY AERIAL...View From Back Of Property

FRONT OF HOME



FRONT OF HOME

FRONT OF HOME

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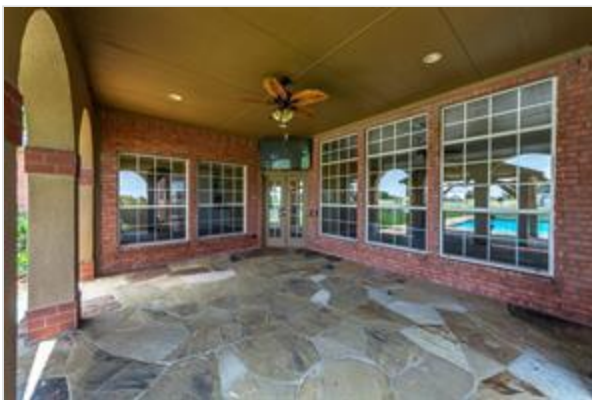
BACK OF HOME...Beautiful Pool, Diving Depth, Approx 18x40 W/Sunning Platform



BACK OF HOME AND POOL...Extra Photo



PATIO AND POOL



COVERED BACK PATIO



FOYER



LIVING ROOM

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LIVING ROOM AND FOYER



FAMILY ROOM



FAMILY ROOM AND KITCHEN



KITCHEN



KITCHEN



KITCHEN AND FAMILY ROOM

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KITCHEN AND BREAKFAST NOOK



BREAKFAST NOOK



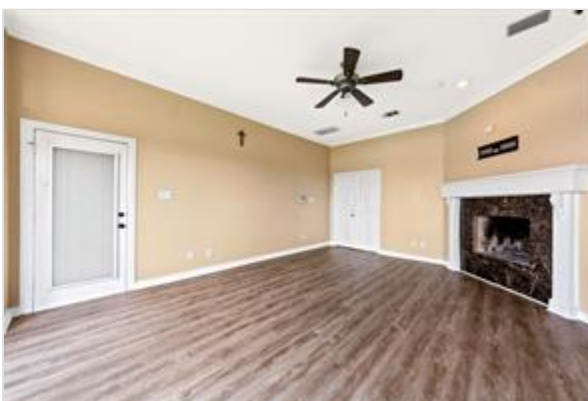
FORMAL DINING



OFFICE



MASTER BEDROOM



MASTER BEDROOM

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MASTER BATH



MASTER BATH



GUEST BATH



BEDROOM 2



GATED ENTRANCE



BACK YARD

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PASTURES WITH LOAFIN SHEDS



PASTURES WITH LOAFING SHEDS



PASTURES



PASTURES



OUTBUILDING EXTERIOR



OUTBUILDING INTERIOR

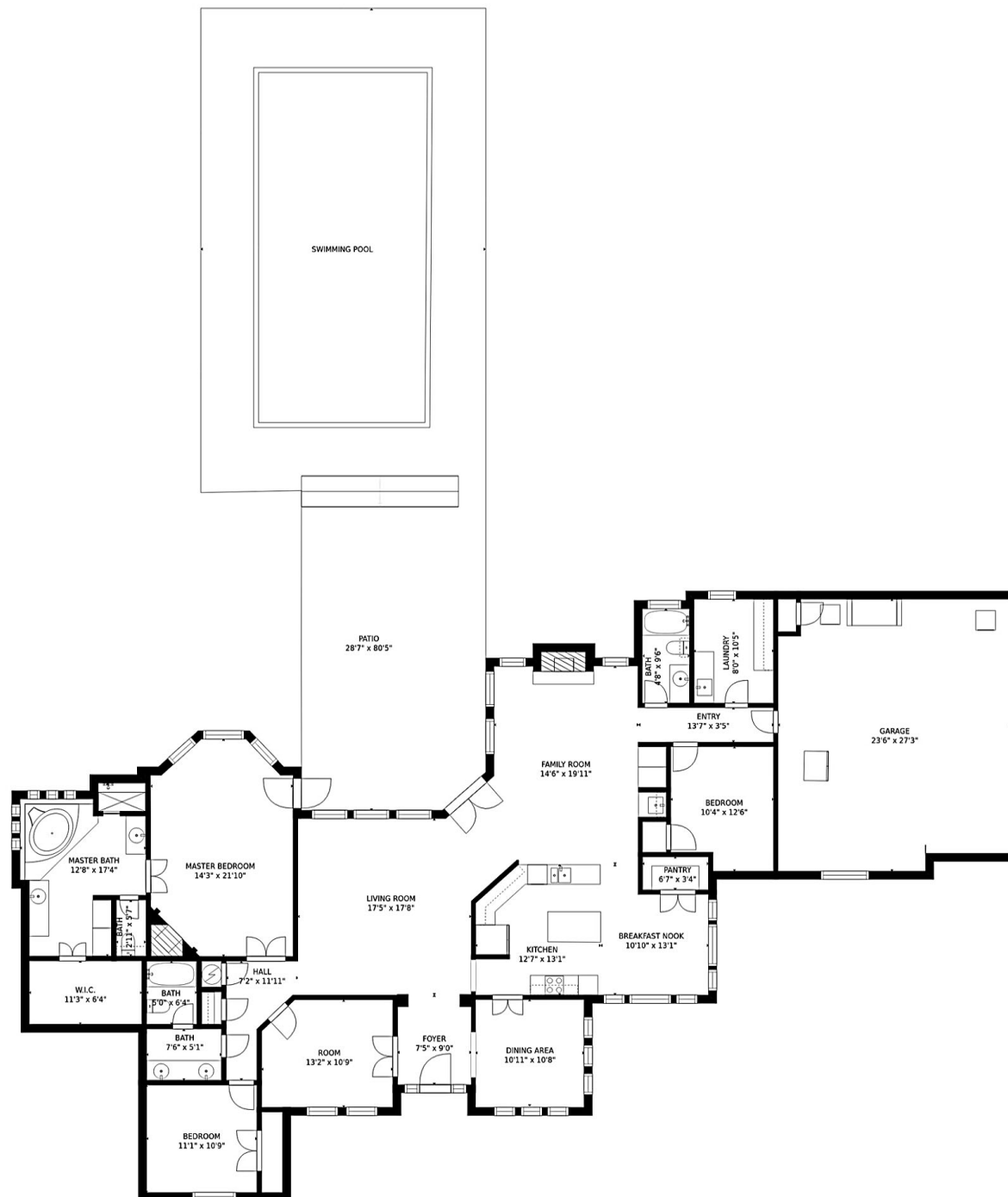
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PROPERTY LAYOUT...Property Lines And Tags Are Approximate



HOME FLOORPLAN...Layout Is Approx And For Illustration Only



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Home has been removed from Flood Area Zone A per FEMA June 2015 LOMA Case 15-16-2654A

Lake is about 9 acres overall.
About 2 acres is included within the property of 10208 Mohon.

This photo is for information purposes only. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.