

FOR SALE

Rustic Elegance on 11.9 Acres
Listed for \$1,750,000

2230 Twin Creeks Ct
Pilot Point, Texas



Located in one of Pilot Point's most desirable neighborhoods, 2230 Twin Creeks Court offers a magnificent home, pool, pool house, and a shop/storage building on just under 12 acres.

Built in 2006, the stone and brick custom single-story home exudes quality and has an elegant yet rustic design. Offering over 5,400 square feet of highly upgraded living space, its welcoming interior features stone and hand troweled walls, arched entryways, distressed hardwood floors, exposed beam and coffered ceilings, gorgeous granite, and multiple stone fireplaces. The home's main area has an open concept shared by a living area with a beamed vaulted ceiling, a kitchen with a grand center island, a large dining area, and a stylish game room. There are five bedrooms, 4.5 baths, a study, a home office, a kid's playroom, a fully furnished and turn-key media room, plus central vacuum, security, and in-home sound systems. Even your pets will be in comfort with their own climate-controlled dog room, complete with a doggie-door and fenced pet run.

The private backyard offers a large, covered patio with a wood-burning stone fireplace and an outdoor kitchen overlooking an in-ground diving pool with a rock waterfall, built-in slide, spa, a nearby pool house with heat and air, a shower, and a half bath.

Behind the home's multi-car garages is a fully insulated 36x40 storage building with a framed apartment that needs finishing out.

The land consists of fenced pastures and a wooded creek.

2230 Twin Creeks Court is located in the northern corridor of the Dallas-Ft Worth Metroplex, offering easy access to shopping, dining, and entertainment, while being in an area that still maintains a high quality, small Texas town environment.



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2230 Twin Creeks CT**Pilot Point****76258-2964****\$1,750,000**

Living Room:	23 x 19 / 1	Built-in Cabinets	Living Room:	16 x 13 / 1	
Game Room:	18 x 13 / 1		Library/Study:	16 x 13 / 1	Built-in Cabinets
Media Room:	26 x 18 / 1	Built-in Cabinets	Kitchen:	19 x 13 / 1	Breakfast Bar, Built-in Cabinets, Island, Natural Stone/Granite Type, Walk-in Pantry
Dining Room:	14 x 13 / 1		Master Bedroom:	22 x 16 / 1	Ensuite Bath, Fireplace in Master, Jetted Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets
Bedroom:	16 x 12 / 1	Walk-in Closets	Bedroom:	15 x 11 / 1	Walk-in Closets
Bedroom:	16 x 13 / 1	Ensuite Bath, Walk-in Closets	Bedroom:	13 x 12 / 1	Walk-in Closets
Utility Room:	14 x 9 / 1	Built-in Cabinets, Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Sink in Utility, Washer Hookup	Office:	8 x 7 / 1	Built-in Cabinets
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Property Description: This striking estate property sits on almost 12 acres in the desirable Twin Creeks Ranch neighborhood of Pilot Point. The single-story, brick & stone custom home exudes quality with a distinguished style that includes stone walls & arched entries, coffered & wood-beamed ceilings, 5 bedrooms, & extra living areas including a full-featured media room with wet bar, game room, playroom, & study. The inviting backyard offers a large covered patio with an outdoor kitchen & stone fireplace, an inground pool with rock waterfall, slide, spa & pool house with bath & shower, plus a dog run with access to a heated & cooled pet room. There is also a 36x40 insulated storage building, two fenced pastures, and a wooded creek.

Public Driving Directions: Hwy 377 - east on Berend into Twin Creeks - take 1st right, then next right into cul-de-sac. No for sale sign.

Property Type:	Residential/ RES-Single Family	MLS Number:	14692391
Subdivision:	Twin Creeks Ranch	School District:	Pilot Point ISD
County:	Denton	Elementary School Name:	Pilot Poin
Square Feet:	5,410	Junior High School Name:	
Lot Dimensions:	11.93 Acres	Middle School Name:	Pilot Poin
Acres:	11.930	Intermediate School Name:	Pilot Poin
Stories:	1	High School Name:	Pilot Poin
Fireplaces:	3	Senior High School Name:	
Parking/Garage:	3	Planned Development:	
Parking/Carport:	0	Home Owners Association:	Mandatory
Year Built:	2006 / Preowned		
Pool:	Yes	Listing Office:	KELLER WILLIAMS REALTY
Status:	Active	Listing Agent:	DUTCH WIEMEYER

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2230 Twin Creeks Court, Pilot Point, Texas 76258



FRONT VIEW OF PROPERTY



PROPERTY AERIAL...Stunning 5 Bedroom Custom Home With Large Back Pasture, Inground Pool And Insulated Shop



HOME - SHOP - PASTURE



HOME - SHOP - PASTURE



BACK OF PROPERTY AERIAL



BACK OF HOME AERIAL...Partial View Of Back Pasture, Back Yard With Pool And Workshop

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FRONT OF HOME...Stone And Brick Exterior,
Flagstone Walkway



FRONT OF HOME...Extra Photo, Concrete Driveway,
Porte-Cochere Leads To 2 Separate Garages



BACK OF HOME AND POOL...Flagstone Decking,
Heated Diving Pool And Pool House With Half Bath
Plus Outdoor Shower



HEATED DIVING POOL...Beach Entry, Rock
Waterfall With Tiled Slide, Diving Board And
Attached Spa



POOL...Extra Photo, View Of Pool House And Back
Pasture



POOL...Extra Photo

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BACK PORCH AND OUTDOOR KITCHEN...Vaulted Wood Ceiling, Stone Floor, Stone WB Fireplace, Granite Countertop/Bar, Mini Fridge, B/I Grill, Stainless Storage Cabinets



BACK PORCH/PATIO...Extra Photo, Sliding Patio Door Leads Into The Kitchen



LIVING ROOM...Vaulted Wood Beamed Ceiling, Stone Fireplace W/Gas Logs, B/I Entertainment Center, Wood Shutters, Dbl Ceiling Fans



LIVING ROOM AND FOYER



LIVING ROOM...Extra Photo, Open To Dining Area, Kitchen And Foyer



KITCHEN...Distressed Wood Floor, Stainless Appliances, Granite Tops, Walk-In Pantry

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KITCHEN...6-Burner Gas Cooktop, B/I Ice Maker, Dbl Ovens, Warming Drawer, B/I Microwave And Dishwasher, Side By Side Fridge And Freezer



KITCHEN...Extra Photo, Sliding Patio Door Leads To Back Porch W/Outdoor Kitchen



DINING AND KITCHEN...Distressed Wood Flooring, Textured And Stone Walls



DINING ROOM...Stone Wall Opening Leads Into Game Room



GAME ROOM...Distressed Wood Floor, Textured And Stone Walls, Bay Window W/Plantation Shutters, Large Safe



FOYER...Distressed Wood Floor, Textured And Stone Walls, Open To Office And Living Room

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OFFICE...Travertine Floor, Coffered Wood Ceiling, Textured And Wood Walls, Plantation Shutters, Built-Ins, French Doors



MEDIA ROOM...All Media Equipment, Media Room Chairs And Large Bean Bag Chairs Will Stay



MEDIA ROOM...Extra Photo, Tiered Seating, Refreshment Area With Granite Top, Mini Fridge And Microwave



PLAY ROOM / FLEX ROOM...Or Could Be 2nd Office, Carpet, Closet, Built-In Shelf, Plantation Shutters



MASTER BEDROOM...Textured Walls, Wood Beamed Ceiling, Stone Fireplace W/Gas Logs, Sitting Area, Plantation Shutters, Door To Back Patio And Pool



MASTER BATH...Stone And Textured Walls, Tile Floor, Jetted Tub, Plantation Shutters, 2 Separate Vanities W/Granite Tops, Large Stone W/I Triple Head Shower, Huge W/I Closet

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MASTER BATH...Extra Photo



BEDROOM 2...Carpet, Plantation Shutters, Vaulted Ceiling, Huge Walk-In Closet



GUEST BATH...Tile Floor, Granite Vanity Top, Tub/Shower Combo



BEDROOM 3...Carpet, Plantation Shutters, Walk-In Closet, Pass-Thru Bath Shared With Bedroom 4



BEDROOM 4...Carpet, Plantation Shutters, Walk-In Closet, Pass-Thru Bath Shared With Bedroom 3



BEDROOM 5...Carpet, Plantation Shutters, Walk-In Closet, Private Full Bath

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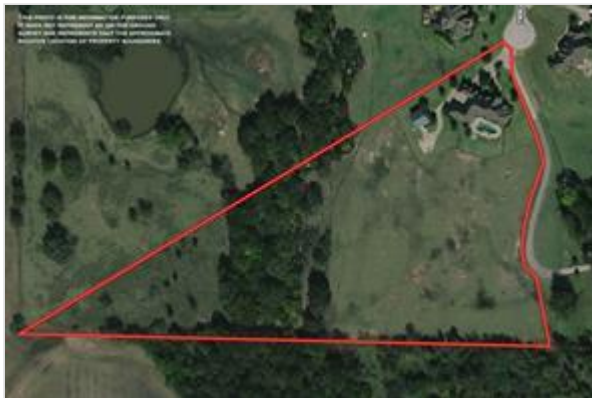
GARAGES...The Ones On The Right Side And Oversized For Longer Vehicles



SHOP...Approx 36x40, Foam Insulated, The Front Portion Is Framed For Apt/Office And The Back Portion Has An Overhead Door And Is Used For Shop Or Equipment Storage



SHOP...Side View Of Building With 10x10 Overhead Door



PROPERTY LAYOUT