

FOR SALE

Luxury Home on 3.13 Acres
Listed for \$1,390,000

6247 Valley Creek
Pilot Point, Texas



Less than a mile from the entrance to Isle du Bois State Park on Lake Ray Roberts with hiking biking, and equestrian trails, this striking French County-Style Luxury Home sits on 3+ acres in the sought-after Butterfield Junction acreage neighborhood.

With a private wooded setting, the home's single-story design and stylish $\pm 4,400$ sf interior features a large living room with a 19-foot vaulted ceiling and a floor-to-ceiling stone fireplace, a gourmet kitchen, a dining room with a butler's pantry, a game room with a fireplace and a fully equipped media room.

The kitchen offers plenty of granite counter space, an island with a second sink, a breakfast serving bar assessable from the living room, a six-burner gas cooktop with pot filler, double ovens with convection, a built-in microwave, a built-in ice maker, two dishwashers, and a wine cooler.

The sizable master retreat is private and includes a beautiful bath and a spacious walk-in closet with a bonus section for a secluded sitting area or exercise equipment. The guest wing has two bedrooms, ensuite baths, and a living area.

Ideal for entertaining, the living and game rooms adjoin a ± 600 sf covered patio and outdoor fireplace, all enhanced by the pool's rippling rock waterfall. The inground pool has an attached spa and a rock waterfall that flows into a smaller wading pool below. There is also a separate Jacuzzi hot tub.

The home includes oversized separate two-car and single-car garages and a porte-cochere providing covered parking for up to 4 vehicles.

The acreage has ample open space for adding a workshop or barn with the ability to add a separate entrance into the property.

Butterfield Junction offers a convenient commute to the DFW International Airport or the Legacy Business Corridor, with both being about 45 minutes away and it's within 30 minutes of the new PGA of America headquarters and the Dallas North Tollway. Across from Butterfield Junction is Isle du Bois State Park, which borders the ±30,000-acre Lake Ray Roberts reservoir. The park entrance is less than a mile away and includes nature, mountain biking, hiking, and equestrian trails, a sandy beach, and a boat launch. There is also a marina on the west side of the lake dam. Because of its proximity to the park, wildlife, including whitetail deer, are a common site in the neighborhood.



SCAN ME



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

6247 Valley Creek Drive, Pilot Point, Texas 76258

Listing ID: 20153320



FRONT OF HOME...Located In The Highly Sought After Butterfield Junction Acreage Development. This Spectacular Property Is A Must See!



FRONT OF HOME...Extra View



PROPERTY AERIAL...This Special Property Is Just A Couple Of Minutes From Isle Du Boise State Park And Lake Ray Roberts



ELEVATED VIEW OF HOME AND POOL



BACK OF HOME AND POOL



AMAZING ELEVATED POOL...Featuring An Attached Spa And Stone Waterfall Flowing Into A Wading Pool

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ROCK WATERFALL AND WADING POOL



COVERED BACK PATIO...Brick WB Fireplace W/Gas Starter, Doors From Master Bedroom, Living Room & Bonus Room



FOYER AND FORMAL DINING...Distressed Wood Floor



FORMAL DINING ROOM...Distressed Wood Floor, Brick & Textured Walls, Door Leading To Front Yard, View Of Butlers Pantry



LIVING ROOM...Distressed Wood Floors, Stone Fireplace, Built-Ins, Door To Cvrd Back Patio



LIVING ROOM...Open To Kitchen & Foyer, Vaulted Ceiling

6247 Valley Creek Drive, Pilot Point, Texas 76258

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KITCHEN...Travertine Floor, Granite C-Tops, Stainless Appliances, Island W/Wine Fridge



KITCHEN...Dbl Ovens, 2 Dishwashers, Gas Cooktop, B/I Ice Maker, Microwave



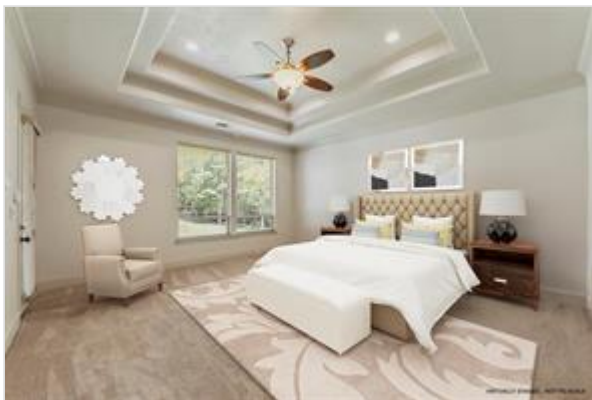
KITCHEN...6-Burner Gas Cooktop W/Grill And Pot Filler



KITCHEN...Breakfast Bar, Island W/Veg Sink And Wine Fridge, Open To Living Room, Huge W/I Pantry



BONUS/GAME ROOM...Distressed Wood Floor, Stone WB Fireplace W/Gas Starter, Dry Bar, Door To Huge Cvrd Back Patio



MASTER BEDROOM...Carpet, Trayed Ceiling, Door To Cvrd Back Patio

6247 Valley Creek Drive, Pilot Point, Texas 76258
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MASTER BATH...2 Separate Vanities W/Granite Tops, Jetted Tub, Large W/I Shower W/Dual Heads, Huge Walk-In Closet



MASTER BATH...Extra View



MASTER CLOSET...Tons Of Hanging Space & Built-Ins, Plus Room For Exercise Equip Or Office Space, Door To Front Porch



BEDROOM 2...Walk-In Closet, Private Full Bath



PRIVATE BATH FOR BEDROOM 2



BEDROOM 3...Walk-In Closet, Private Full Bath

6247 Valley Creek Drive, Pilot Point, Texas 76258
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PRIVATE FULL BATH FOR BEDROOM 3



OFFICE OR SITTING AREA...Door To Front Yard And Also To Side Yard



MEDIA ROOM



UTILITY ROOM...Travertine Floor, Lots Of Built-Ins, Plus A Dog Shower!



UTILITY ROOM...Built-In Dog Shower!



AERIAL OF HOME AND POOL

6247 Valley Creek Drive, Pilot Point, Texas 76258

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FRONT OF HOME...Close View



FRONT OF HOME...Looking Towards Driveway



CONCRETE DRIVEWAY



PROPERTY AERIAL...This Home Has Frontage On 2 Sides. It Offers Seclusion And Amazing Trees!



PROPERTY AERIAL...View Of Road Frontage On 2 Sides, Plus There Is Plenty Of Room In The Open Grass Area To Build A Shop/Barn. Boundary Lines Are Approx.

6247 Valley Creek Drive, Pilot Point, Texas 76258

MLS#: 20153320 \$ Active
Property Type: Residential

[6247 Valley Creek Drive Pilot Point, TX 76258-7465](#)
SubType: Single Family

LP: \$1,390,000



Also For Lease: N
Subdivision: Butterfield Junction Add
County: Denton
Country: United States
Parcel ID: [R201454](#)
Lot: 17 **Block:** A
Legal: BUTTERFIELD JUNCTION ADDN BLK A LOT 17
Unexmpt Tx: \$11,463

Lst \$/SqFt: \$314.27

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Beds: 3 **Tot Bth:** 5 **Liv Area:** 3
Fireplc: 3 **Full Bath:** 4 **Din Area:** 1 **Pool:** Yes
Half Bath: 1 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 4,423/Owner
Yr Built: 2005/Public Records/Preowned
Lot Dimen:
Subdivide?: No
HOA: Voluntary
Access Unit: No

Hdcp Am: No
Horses?: Yes
Attached: No
Acres: 3.130
HOA Dues: \$600/Annually
AccUnit SF:

Garage: Yes/3
Attch Gar: Yes
Carport: 1
Cov Prk: 3
Unit Type:

School Information

School Dist: Pilot Point ISD
Elementary: Pilot Point
Intermediate: Pilot Point

Middle: Pilot Point

High: Pilot Point

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	23 x 22 / 1	Built-in Cabinets, Fireplace	Game Room	27 x 22 / 1	Built-in Cabinets, Fireplace
Living Room	13 x 9 / 1		Media Room	18 x 17 / 1	
Kitchen	22 x 19	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Pot Filler, Second Sink, Walk-in Pantry, Water Line to Refrigerator	Dining Room	15 x 12 / 1	Butlers Pantry
Mud Room	10 x 10 / 1	Built-in Cabinets	Utility Room	12 x 10 / 1	Built-in Cabinets, Floor Drain, Room for Freezer, Separate Utility Room
Primary Bedrm	23 x 17 / 1	Ensuite Bath, Jetted Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)	Bedroom	17 x 12 / 1	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bedroom	20 x 11 / 1	Ensuite Bath, Walk-in Closet(s)			

General Information

Housing Type: Single Detached

Fireplace Type: Living Room, Outside, Propane, Stone, Wood Burning

Style of House: Traditional

Flooring: Carpet, Ceramic Tile, Hardwood, Travertine Stone

Lot Size/Acres: 3 to < 5 Acres

Levels: 1

Alarm/Security: Burglar, Carbon Monoxide Detector(s), Security System Owned, Smoke Detector(s)

Soil: Sandy Loam

Type of Fence: Invisible

Heating: Central, Heat Pump, Zoned

Cooling: Ceiling Fan(s), Central Air, Electric, Zoned

Roof: Shingle

Accessible Ft:

Construction: Brick, Rock/Stone, Wood

Patio/Porch: Covered

Foundation: Slab

Special Notes: Deed Restrictions

Basement: No

Listing Terms: Cash, Conventional

Possession: Closing/Funding

Features

Appliances: Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Oven-Convection, Oven-Double, Refrigerator, Tankless Water Heater

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

Interior Feat: Built-in Features, Built-in Wine Cooler, Central Vacuum, Chandelier, Dry Bar, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Exterior Feat: Covered Patio/Porch, Rain Gutters

Park/Garage: 2-Car Single Door, Circular Driveway, Concrete, Driveway, Garage Door Opener, Oversized

Pool Features: Gunite, Heated, In Ground, Pool/Spa Combo, Private, Separate Spa/Hot Tub, Waterfall

Street/Utilities: Aerobic Septic, Asphalt, Individual Water Meter, Outside City Limits, Propane, Underground Utilities, No City Services, Other

Lot Description: Acreage, Landscaped, Many Trees, Native - Oak, Sprinkler System, Subdivision, Varied

Restrictions: Deed

Easements: Utilities

Showing: ShowingTime-CSS, See Remarks

Remarks

Property Description: This Striking French County-Style Luxury Home sits on 3+ acres in the sought-after Butterfield Junction neighborhood across from the Isle du Bois State Park & Lake Ray Roberts. With a private wooded setting, the home's single-story design and stylish interior features a sizable living room with a 19ft vaulted ceiling and stone fireplace, a gourmet kitchen, a dining room with a butler's pantry, a game room with a fireplace and a fully equipped media room. The spacious master retreat is private and includes a beautiful bath, a nice walk-in closet with a bonus area that's great for a secluded sitting room or exercise equipment. The guest wing has 2 bedrooms, ensuite baths, and a living area. Ideal for entertaining, the living and game rooms adjoin a large covered patio with an outdoor stone fireplace, all enhanced by the pool's rippling rock waterfall. There are 2 garages & a porte-cochere providing covered parking for up to 4 vehicles and ample space for adding a workshop or barn.

Public Driving Directions: Fm 455, South into Butterfield Junction on Stagecoach Pass, Left on Valley Creek.

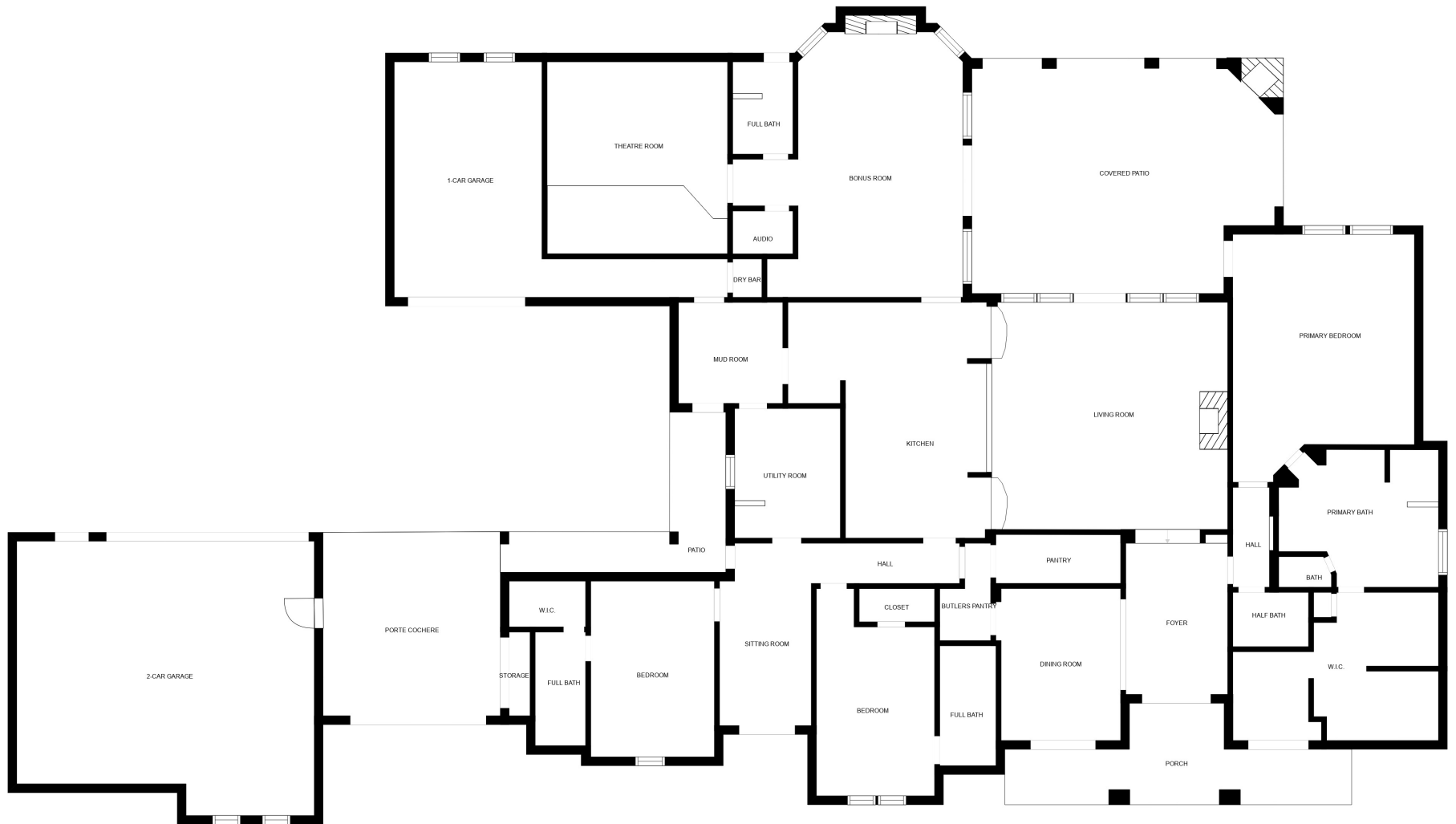
Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 10/19/2022 12:36

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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

DENTON COUNTY, TEXAS

LOT 1

(S 85°20'58" E PER PLAT)
S 85°51'26" E 341.69'

JD EVANS ENTERPRISES, LLC
INSTRUMENT NO. 17339
O.R.D.C.T.

CALLED 3.1297 ACRES
LOT 17, BLOCK A
BUTTERFIELD JUNCTION ADDITION
VOL. 4662, PG. 1759
D.R.D.C.T.

3.130 ACRES
136,338 SQ. FT.

STAGECOACH PASS
CALLED 60' R.O.W.
(24' ASPHALT ROAD)

(N 21°44'09" E PER PLAT)
N 21°13'41" E 129.80'

(N 55°01'32" E PER PLAT)
N 54°31'04" E 9.52'

FIRE
HYDRANT

15' UTILITY EASEMENT
(PER PLAT)

VALLEY CREEK
CALLED 60' R.O.W.
(23' ASPHALT ROAD)

C1

CULVERT

181.4'

186.4'

35' B.S.L. (PER REST. AND PLAT)

15' UTILITY EASEMENT (PER PLAT)

TRANS.
BOX

N 84°44'45" W 87.46'
(N 84°14'17" W PER PLAT)

15' B.S.L. (PER PLAT)

S 05°15'15" W 377.84'
(S 05°45'43" W PER PLAT)

LOT 18

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	396.70'	545.24'	41°41'13"	N 63°54'08" W	388.01'
PER PLAT			41°41'15"	N 63°23'39" W	
C2	123.07'	212.53'	33°10'41"	N 37°55'45" E	121.36'
PER PLAT	123.06'		33°10'29"	N 38°26'17" E	121.35'

PROpane
TANK

A/C
UNIT

POOL
PUMP

2 STORY
BRICK/FRAME
(RESIDENCE)

GARAGE
BRICK/FRAME

AEROBIC
LID

DETAIL N.T.S.



GRAPHIC SCALE IN FEET: 1" = 50'

LAND TITLE SURVEY

6247 VALLEY CREEK

LOT 17, BLOCK A
BUTTERFIELD JUNCTION ADDITION
CITY OF PILOT POINT
DENTON COUNTY, TEXAS

6247 VALLEY CREEK.DWG



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	WDF
CHECKED BY:	DLJ
DATE:	7/7/17
SHEET:	1 OF 2
SCALE:	AS SHOWN

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET MARKED "PLS INC"
- ⊙ = IRON ROD FOUND
- ⊕ = ELECTRIC METER
- ⊗ = WATER METER
- = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2
PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO
BY THIS REFERENCE.

PROPERTY DESCRIPTION

Lot 17, Block A, of BUTTERFIELD JUNCTION ADDITION, an Addition to the City of Pilot Point, Denton County, Texas, according to the map or plat thereof recorded in Cabinet 0, Slide 309, of the Plat Records of Denton County, Texas, with Certificate of Correction filed August 28, 2000, recorded in Volume 4662, Page 1759, of the Deed Records of Denton County, Texas.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 1702308--AUNH AND BEARING AN EFFECTIVE DATE OF JUNE 21, 2017.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 96--R0064907, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 1)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO A 35 FOOT BUILDING LINE ALONG THE SOUTHERLY BOUNDARY LINE AND 25 FOOT BUILDING LINE ALONG THE NORTH BOUNDARY LINE AND 15 FOOT BUILDING LINE ALONG THE EAST AND WEST BOUNDARY LINE AND 15 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY LINE PER SAID RESTRICTIONS. TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10d)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE EASEMENT RECORDED IN VOLUME 404, PAGE 417, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10e)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MUSTANG SPECIAL UTILITY DISTRICT EASEMENT AND RIGHT OF WAY RECORDED IN INSTRUMENT NO. 2005--119722, COUNTY CLERK RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0235 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED MAP DATE OF APRIL 18, 2011.

GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON--THE--GROUND SURVEY CONDUCTED ON MAY 30, 2017
- 2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TEXAS--NEW MEXICO POWER COMPANY ELECTRIC DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 5030, PAGE 2945, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on--the--ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


DANIEL L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577
JULY 7, 2017
FIRM REGISTRATION NO. 10129300





PLS
PIPELINE LAND
SERVICES, INC.
1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	WDF
CHECKED BY:	DLJ
DATE:	7/7/17
SHEET:	2 OF 2
SCALE:	

LAND TITLE SURVEY
6247 VALLEY CREEK

LOT 17, BLOCK A
BUTTERFIELD JUNCTION ADDITION
CITY OF PILOT POINT
DENTON COUNTY, TEXAS

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