

# FOR SALE

**Estate-Style Horse Property**  
**Listed for \$1,649,000**

**7621 Bruce Road**  
**Aubrey, Texas**



Experience the best of country living with this eye-catching 4-acre estate-style horse property located just north of Lake Lewisville and in the coveted High Trinity Ridge Estates.

With the perfect blend of luxury and comfort, the immaculate home boasts close to 3,800 square feet of interior living space. The main level comprises four generously sized bedrooms, a home office, a living area with a vaulted ceiling and fireplace, and a stylish kitchen complete with a breakfast bar, gas cooktop, and a walk-in pantry. The second level offers a bonus/media room that is already plumbed for an additional bath, offering endless possibilities. Step outside to the inviting covered patio with a fireplace and a sparkling inground pool, providing a private oasis for relaxation and entertaining. Your pets will love the large, fenced backyard. The home also has an oversized three-car garage with ample storage space for your vehicles and belongings.

Ideal for horse enthusiasts, the top-notch insulated four-stall horse barn has a wash rack, tack room, a partially covered turn-out lot, and covered trailer parking. There's also a nice riding pad and a large back pasture with a loafing shed. The soil is a sandy loam.

Located in the highly desirable Aubrey ISD, this property offers a high-caliber country atmosphere with good access to the areas key thoroughfares needed for commuters including I-35 and the Dallas North Tollway, and close to major business and entertainment corridors, airports, hospitals, and universities.



SCAN ME



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## 7621 Bruce Road, Aubrey, Texas 76227

**MLS#:** 20322934 **N** Active

[7621 Bruce Road Aubrey, TX 76227-8489](#)

**LP:** \$1,649,000

**Property Type:** Residential

**SubType:** Single Family



**Also For Lease:** N

**Lst \$/SqFt:** \$435.09

**Subdivision:** High Trinity Ridge Estate Sec Two

**County:** Denton

**Lake Name:**

**Country:** United States

**Lse MLS#:**

**Parcel ID:** [R273069](#)

**Plan Dvlpm:**

**Parcel ID 2:** R659976

**Lot:** 13

**Block:**

**MultiPrcl:** Yes **MUD Dst:** No

**Legal:** HIGH TRINITY RIDGE EST SEC TWO LOT 13 and 15R

**Spcl Tax Auth:** No

**Beds:** 4

**Tot Bth:** 3

**Liv Area:** 2

**Fireplc:** 2

**Full Bath:** 3

**Din Area:** 1

**Pool:** Yes

**Half Bath:** 0

**Adult Community:**

**Smart Home App/Pwd:** No

**SqFt:** 3,790/Public Records

**Yr Built:** 2006/Public Records/Preowned

**Lot Dimen:** 4.03 Acres

**Subdivide?:** No

**HOA:** Mandatory

**Access Unit:** No

**Hdcp Am:** No

**Horses?:** Yes

**Attached:** No

**Acres:** 4.030

**HOA Dues:** \$200/Annually

**AccUnit SF:**

**Garage:** Yes/3

**Attch Gar:** Yes

**# Carport:** 0

**Cov Prk:** 3

**Unit Type:**

### School Information

**School Dist:** Aubrey ISD

**Elementary:** HI Brockett

**Middle:** Aubrey

**High:** Aubrey

### Rooms

<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>	<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>
<b>Living Room</b>	20 x 19 / 1	Fireplace	<b>Bonus Room</b>	32 x 17 / 2	
<b>Kitchen</b>	16 x 16 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator	<b>Dining Room</b>	14 x 9 / 1	
<b>Office</b>	13 x 12 / 1		<b>Primary Bedrm</b>	16 x 14 / 1	Split Bedrooms, Walk-in Closet(s)
<b>Primary Bathrm</b>	12 x 10 / 1	Built-in Cabinets, Ensuite Bath, Granite/Granite Type Countertop, Jetted Tub, Separate Shower, Separate Vanities, Walk-in Closet(s)	<b>Bedroom</b>	15 x 13 / 1	
<b>Bedroom</b>	14 x 13 / 1		<b>Bedroom</b>	13 x 12 / 1	Jack & Jill Bath, Separate Vanities, Walk-in Closet(s)
<b>Full Bath</b>	/ 1	Jack & Jill Bath, Separate Shower	<b>Full Bath</b>	/ 1	
<b>Utility Room</b>	12 x 8 / 1	Built-in Cabinets, Linen Closet, Room for Freezer, Sink in Utility			

### General Information

<b>Housing Type:</b>	Single Detached	<b>Fireplace Type:</b>	Brick, Gas Logs, Gas Starter, Living Room, Outside, Propane, Stone, Wood Burning
<b>Style of House:</b>	Traditional	<b>Flooring:</b>	Carpet, Ceramic Tile, Wood
<b>Lot Size/Acres:</b>	3 to < 5 Acres	<b>Levels:</b>	2
<b>Alarm/Security:</b>	Burglar, Security Service, Security System, Security System Owned,	<b>Type of Fence:</b>	Smoke Detector(s), Wireless Cross Fenced, Fenced, Vinyl
<b>Soil:</b>	Sandy Loam	<b>Cooling:</b>	Ceiling Fan(s), Central Air, Electric, Zoned
<b>Heating:</b>	Central, Heat Pump, Propane, Zoned	<b>Accessible Ft:</b>	
<b>Roof:</b>	Shingle	<b>Cmplx Appv For:</b>	
<b>Windows:</b>	Window Coverings	<b>Patio/Porch:</b>	Covered, Patio
<b>Construction:</b>	Brick, Rock/Stone	<b>Topography:</b>	
<b>Surface Rights:</b>	All	<b>Road Frontage:</b>	County Road
<b>Road Surface:</b>	Asphalt	<b>Vegetation:</b>	Partially Wooded
<b>Crops/Grasses:</b>		<b>Special Notes:</b>	Deed Restrictions
<b>Foundation:</b>	Slab	<b>Listing Terms:</b>	Cash, Conventional
<b>Basement:</b>	No		
<b>Possession:</b>	Other		

### Features

**Appliances:** Dishwasher, Gas Cooktop, Microwave, Refrigerator

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

**Interior Feat:** Built-in Features, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)

**Exterior Feat:** Covered Patio/Porch, Rain Gutters, Lighting, RV Hookup, Stable/Barn, Storm Cellar  
**Park/Garage:** Concrete, Driveway, Garage, Garage Door Opener, Garage Faces Side, Oversized, Storage  
**Pool Features:** Gunite, In Ground, Outdoor Pool, Pool Sweep, Private  
**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Electricity Connected, Individual Water Meter, Outside City Limits, Propane, Underground Utilities, No City Services  
**Lot Description:** Acreage, Few Trees, Interior Lot, Landscaped, Native - Oak, Pasture, Sprinkler System, Subdivision, Varied  
**HOA Includes:** Management Fees  
**Proposed Use:** Equine  
**Present Use:** Horses  
**Other Structures:** Barn(s), RV/Boat Storage, Shed(s), Stable(s)  
**Restrictions:** Deed  
**Easements:** Utilities  
**Showing:** 24 Hour Notice, Appointment Only, Occupied, ShowingTime-CSS, No Lock Box, No Sign  
**Miscellaneous:** Fenced for Horses, Outdoor Arena

#### Farm & Ranch Information

<b># Residences:</b> 1	<b>Pasture Acres:</b>	<b>Crop Retire Prog:</b>	
<b># Tank/Pond:</b> 0	<b>Cultivate Acres:</b>	<b>Aerial Photo Avl:</b>	<b>Road Frontage:</b>
<b># Barns:</b> 1	<b>Bottom Lnd Acres:</b>	<b>AG Exemption:</b> No	<b>Wells:</b> 0
<b># Lakes:</b> 0	<b>Irrigated Acres:</b>	<b>Land Leased:</b>	

#### Barns Information

**Show Barn - Stalls/Size:** 4/38x38

#### Remarks

**Property Description:** Experience the best of country living with this extraordinary 4-acre horse property located in the coveted High Trinity Ridge Estates. Nestled in a prime location north of Lake Lewisville, this immaculate home offers a spacious floor plan with almost 3,800sf of living space. The main level features 4 bedrooms, home office, living area with vaulted ceiling & fireplace, and an attractive kitchen with breakfast bar, island, gas cooktop, & walk-in pantry. Upstairs, a large bonus-media room plumbed for an addl bath provides endless possibilities. The backyard cvd patio with fireplace and pool provide a private oasis for relaxation & entertaining. This property is perfect for horse enthusiasts, with a sandy soil, a top-notch insulated four-stall barn opening to a partially covered lot, cvd trailer parking, riding pad, and a pasture with loafing shed. Located in the highly desirable Aubrey ISD, this property offers a high-caliber country atmosphere with easy access to Hwy 380, I-35, & Denton.

**Public Driving Directions:** From Fm428 - South on Wildcat - Left on Rhoads - Rt on Dugas - Left on Bruce. At the southeast corner of Dugas and Bruce. Gated entrance.

#### Agent/Office Information

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 05/11/2023 22:19

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Stunning Home With Pool, Barn And Riding Pad On 4 Acres!



Front Of Home



Front Of Home



Back Of Home With View Of Pool And Barn



Gorgeous Pool With Tanning Ledge



Pool And Patios

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Covered Patio



Covered Patio With Fireplace



Living Room And Foyer W/Distressed Wood Floors



Living Room With Vaulted Ceiling And Stone Fireplace



Living Room...Open To Kitchen And Dining Area



Kitchen With Granite Tops

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Kitchen...Walk In Pantry And Gas Cooktop



Kitchen And Dining Area



Dining Area



Office With Closet



Master Bedroom With 2 Closets



Master Bath...Granite Tops, W/I Closet, W/I Shower And Jetted Tub

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Master Bath...Extra Photo



Bedroom 2...Shares Jack-N-Jill Bath W/Bedroom 3



Bathroom For Bedrooms 2 And 3



Bedroom 3



Guest Bath For Bedroom 4



Mud Room

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Bonus/Media Room...2nd Floor, Plumbed For Bathroom



Front Of Home



Side Of Home W/3 Car Garage



Property Aerial...Beautiful Acreage Neighborhood, Cul De Sac



Property Aerial...Frontage On 2 Sides



Property Aerial...View Of Pasture And Riding Pad

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Property Aerial From Back Side



Four Stall Insulated Barn W/Cvrd Trailer Parking



Horse Barn...Extra Photo Showing Partially Cvrd Horse Run For 3 Stalls



Barn Interior...Auto Waterers, Stall Mats, Wash Rack, Tack Room



Barn Interior...Extra Photo



Huge Fenced Back Yard

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Back Turn-Out Pasture W/Loafing Shed And Lots Of Trees



Back Pasture Loafing Shed

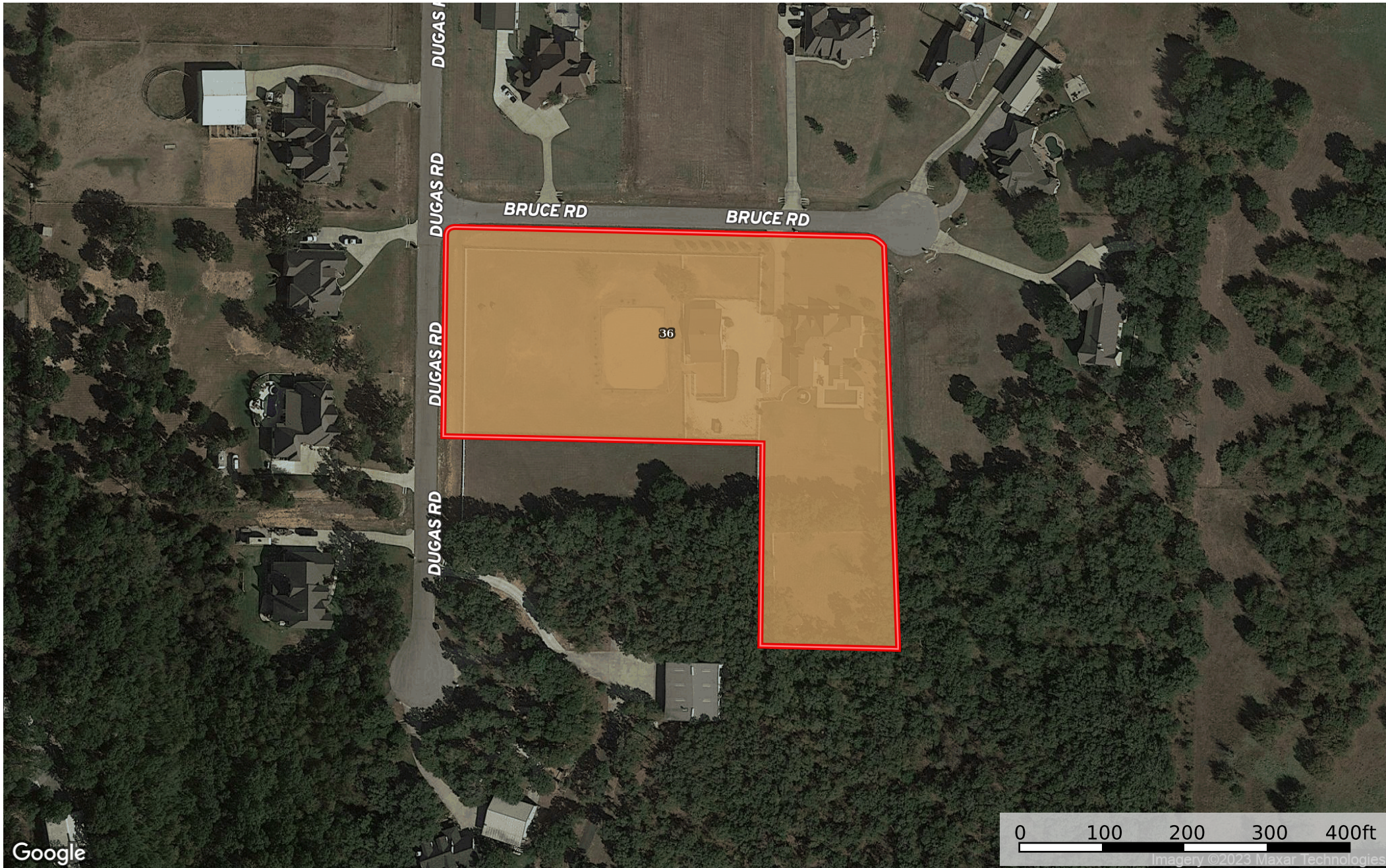


Property Outlined Aerial



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

Texas, AC +/-



Boundary

|  Boundary 4.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36	Gasil fine sandy loam, 3 to 8 percent slopes	4.01	100.0	0	46	4e
TOTALS		4.01(*)	100%	-	46.0	4.0









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water