

FOR SALE

Custom Home on 2 Acres
Listed for \$1,240,000

810 Oak View Dr
Oak Point, Texas



Nestled within the quiet and highly desirable Eagles Landing acreage community in Oak Point, this custom-built home with a pool and horse/livestock barn sits on 2+ wooded acres.

The nicely updated residence boasts an inviting open concept with over 3,800 square feet of living space. It features a main living area with a stone fireplace and wet bar, a formal living room with a stone fireplace, and an upstairs bonus room. The attractive kitchen is a standout feature with a central island, double ovens, a breakfast bar, and a convenient butler's pantry. There are also two dining areas.

The home comprises a total of four bedrooms, with two thoughtfully situated on the main level and two on the upper floor. Among these, the spacious primary bedroom is a private retreat with a fireplace and ensuite bath with direct access to the back patio and pool area.

The fenced backyard is a true paradise for relaxation and entertainment. An elevated patio with a firepit overlooks an inground pool with a spa and a rustic-inspired pergola with an outdoor kitchen and stone bar, complemented by a flat-screen TV.

Beyond the backyard pool area is a fenced lot tailored for horses with a three-stall barn. There are also neighborhood nature trails for riding. With its pole barn construction, the barn could easily be reconfigured for other uses as well.

Eagles Landing is a scenic, acreage neighborhood with a prime location on the northeastern shores of Lake Lewisville. Its residents and their guests can enjoy a neighborhood park, which, combined with Corps of Engineers land, encompasses about 13 acres and includes a pavilion, playground, picnic tables, pebble beach, and fishing spots.

Oak Point is positioned between the vibrant cities of Denton and Frisco and provides good access to I-35 and the Dallas North Tollway. It offers a full-time public safety department and is also home to the Dallas Corinthian Yacht Club, with access to boat slips, and the Prestonwood and Willow Bend Polo Clubs, all within a quick golf cart ride.



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810 Oak View Drive, Oak Point, Texas 75068

MLS#: 20442498 **N** Active[810 Oak View Drive Oak Point, TX 75068-3071](#)**LP:** \$1,240,000**Property Type:** Residential**SubType:** Single Family

Also For Lease: N **Lst \$/SqFt:** \$319.42
Subdivision: Eagles Landing Sec One
County: Denton **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: [R169758](#) **Plan Dvlpm:**
Lot: 28 **Block:** **MultiPrcl:** No **MUD Dst:** No
Legal: EAGLES LANDING SEC ONE LOT 28
Unexmpt Tx: \$11,969
Spcl Tax Auth: No

Beds: 4 **Tot Bth:** 3 **Liv Area:** 3
Fireplc: 3 **Full Bath:** 3 **Din Area:** 2 **Pool:** Yes
Half Bath: 0 **Adult Community:** No
Smart Home App/Pwd: No

SqFt: 3,882/Assessor
Yr Built: 1994/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No **Garage:** Yes/3
Horses?: Yes **Attch Gar:** Yes
Attached: No **# Carport:** 0
Acres: 2.025 **Cov Prk:** 3
HOA Dues: \$350/Annually
AccUnit SF: **Unit Type:**

School Information

School Dist: Little Elm ISD
Elementary: Oak Point

Middle: Jerry Walker**High:** Little Elm**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	19 x 17 / 1	Built-in Cabinets, Fireplace	Den	16 x 16 / 1	Ceiling Fan(s), Fireplace
Bonus Room	17 x 15 / 2	Ceiling Fan(s)	Kitchen	17 x 13 / 1	Breakfast Bar, Built-in Cabinets, Butlers Pantry, Granite/Granite Type Countertop, Kitchen Island, Water Line to Refrigerator
Dining Room	14 x 12 / 1		Breakfast Rm	12 x 11 / 1	
Bedroom-Primary	19 x 19 / 1	Dual Sinks, Ensuite Bath, Fireplace, Jetted Tub, Separate Shower, Walk-in Closet(s)	Bedroom	13 x 12 / 1	Ceiling Fan(s), Split Bedrooms, Walk-in Closet(s)
Bedroom	13 x 12 / 2	Ceiling Fan(s), Walk-in Closet(s)	Bedroom	11 x 11 / 2	
Bath-Full	/ 2	Jack & Jill Bath	Utility Room	9 x 6 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility

General Information

Housing Type: Single Detached **Fireplace Type:** Den, Living Room, Master Bedroom, Stone, Wood Burning
Style of House: Traditional **Flooring:** Carpet, Slate, Tile, Wood
Lot Size/Acres: 1 to < 3 Acres **Levels:** 2
Soil: Sandy Loam **Type of Fence:** Back Yard, Partial, Wood
Heating: Central, Heat Pump, Zoned **Cooling:** Ceiling Fan(s), Central Air, Electric, Zoned
Roof: Composition **Accessible Ft:**
Windows: Skylights(s), Window Coverings **Cmplx Appv For:**
Construction: Brick **Patio/Porch:** Patio
Crops/Grasses: **Vegetation:** Partially Wooded
Foundation: Slab **Special Notes:** Deed Restrictions
Basement: No **Listing Terms:** Cash, Conventional
Possession: Other

Features

Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Oven-Double, Trash Compactor
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, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Feat: Fire Pit, Outdoor Kitchen, Playground, Stable/Barn
Park/Garage: Garage Door Opener, Garage Faces Side

Pool Features: Cabana, Fiberglass, Heated, In Ground, Pool/Spa Combo
Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Propane, Underground Utilities, Well
Lot Description: Acreage, Interior Lot, Landscaped, Many Trees, Native - Oak, Pasture, Sprinkler System, Subdivision, Varied
Common Feat: Fishing, Park, Playground
HOA Includes: Full Use of Facilities
Other Structures: Cabana, Stable(s), Storage
Restrictions: Deed
Easements: Drainage

Remarks

Property Description: Nestled within the desirable Eagles Landing nbrhd in Oak Point, this custom home sits on 2+ wooded acres with a pool and barn. The home is well maintained, nicely updated and boasts an inviting open concept, a main living area with fireplace & wet bar, a formal living with fireplace, and an upstairs bonus room. The attractive kitchen is a standout feature accompanied by a butler's pantry and 2 dining areas. There are 4 bedrooms (2 down, 2 up) & the large primary is a private retreat, complete with its own fireplace & ensuite bath. The fenced backyard is a true paradise featuring an elevated patio overlooking an inground pool with spa and a rustic-inspired pergola with an outdoor kitchen, stone bar, & a TV. Beyond the backyard is a fenced area tailored for horses with a 3-stall barn & nbrhd trails to ride on. Oak Point offers a prime location on the northeastern shores of Lake Lewisville & is home to the Dallas Corinthian Yacht Club & several polo clubs, all a quick golf cart ride away.

Public Driving Directions: From Yacht Club Rd., Right into Eagles Landing, Left on Oak View. 2nd home on right.

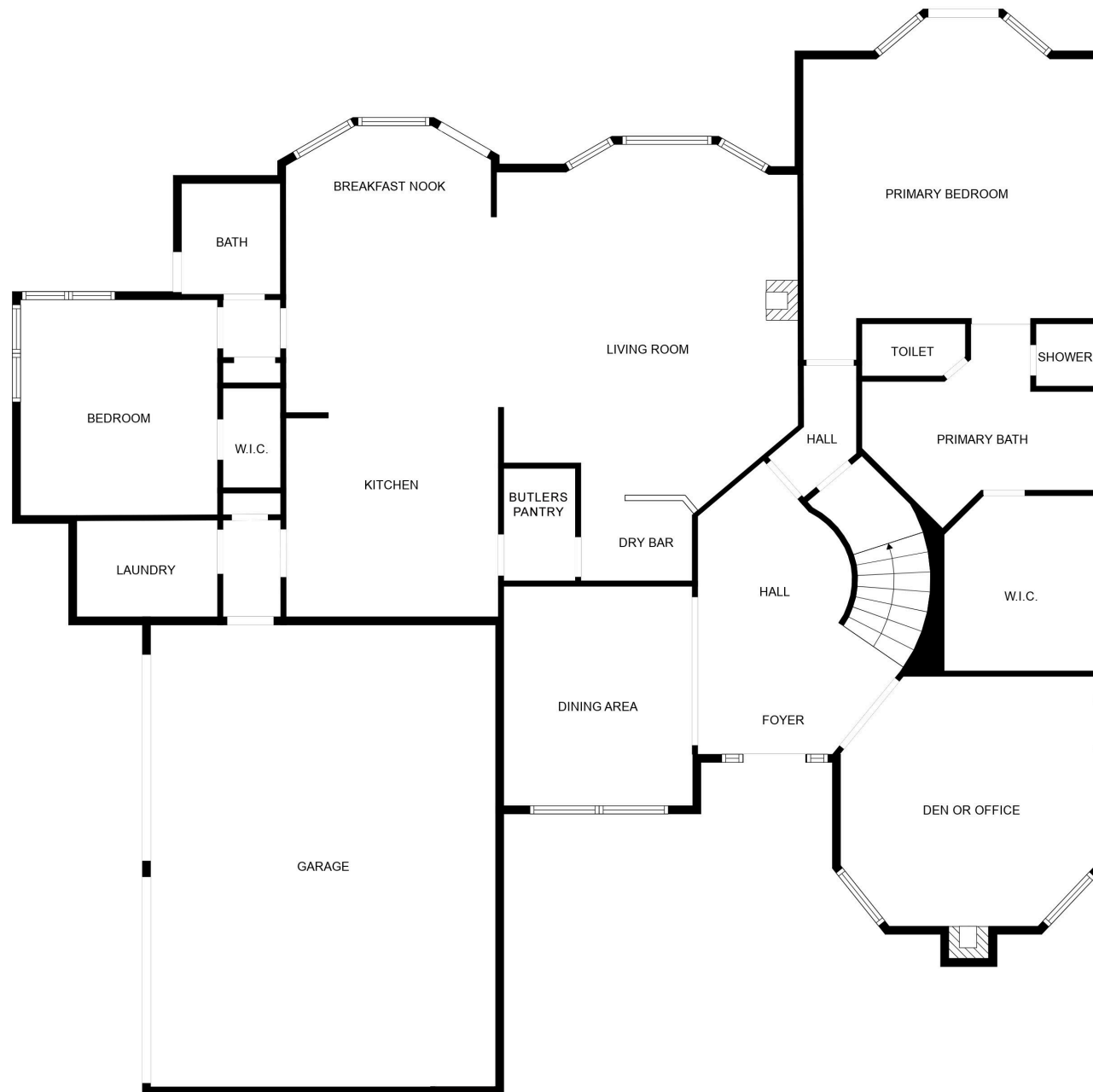
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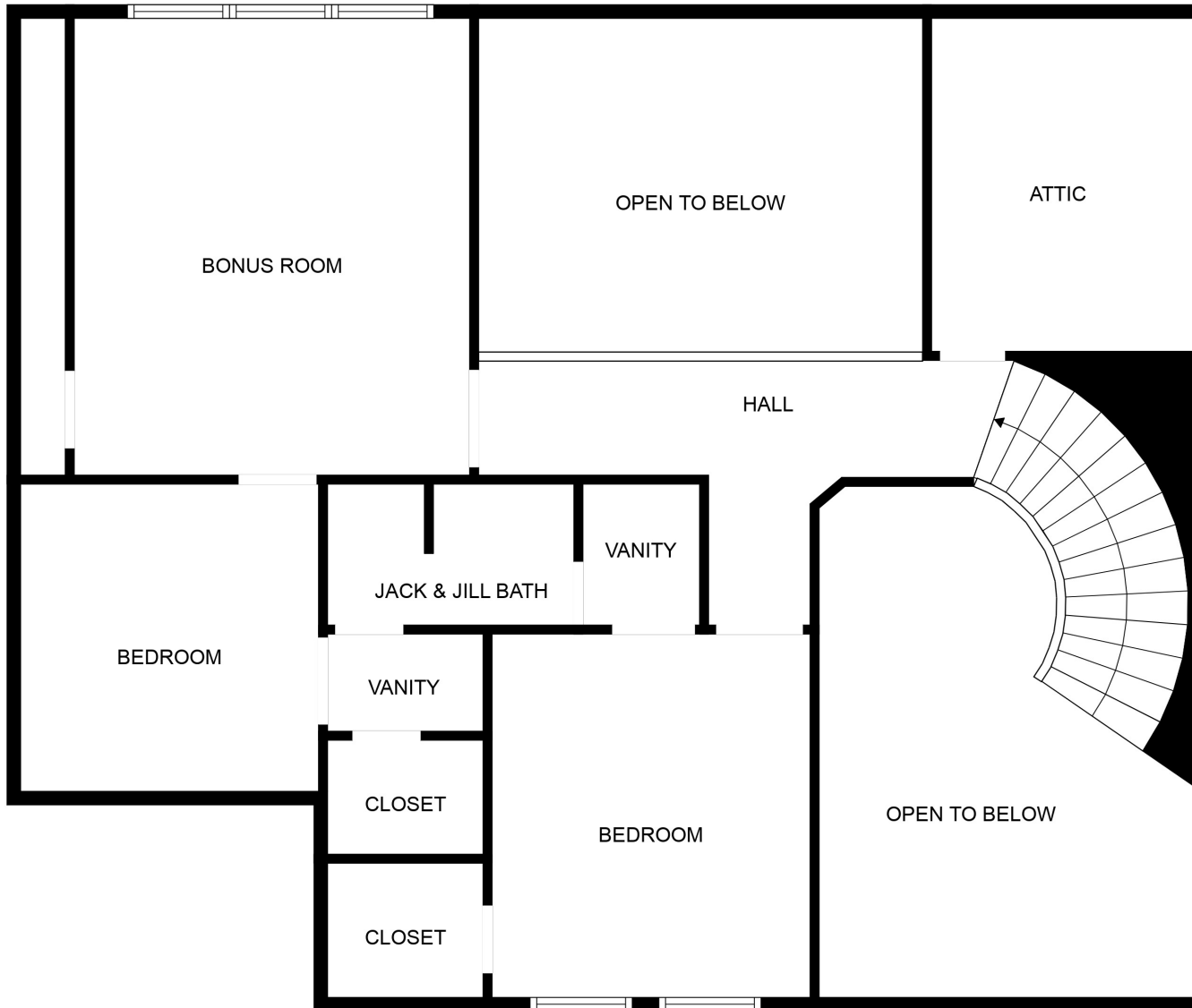
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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 09/30/2023 10:09

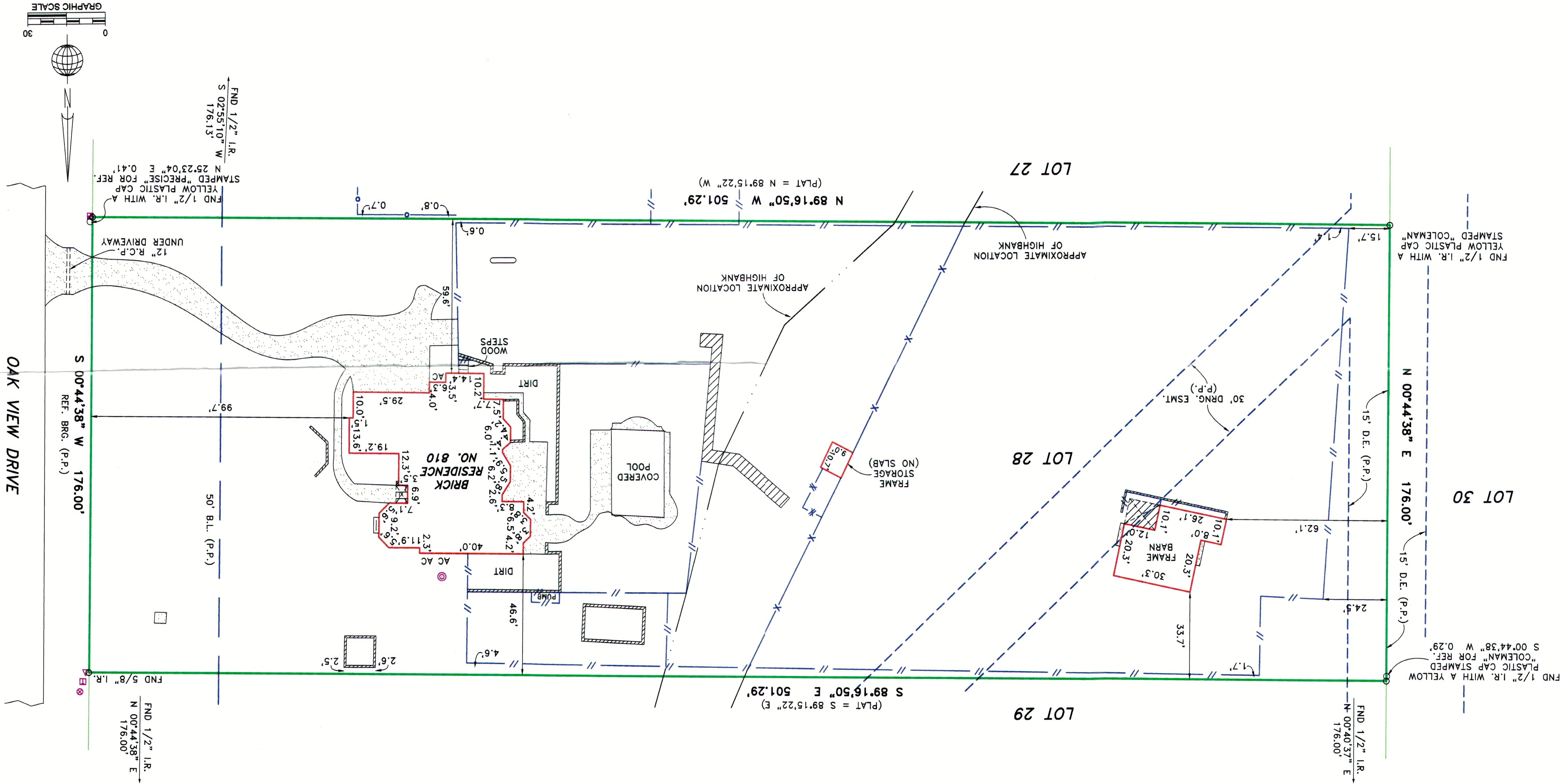
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SURVEY PLAT

LOT 28 OF EAGLES LANDING, SECTION 1, AN ADDITION TO THE CITY OF OAK POINT,
DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I,
PAGE 216, PLAT RECORDS, DENTON COUNTY, TEXAS.



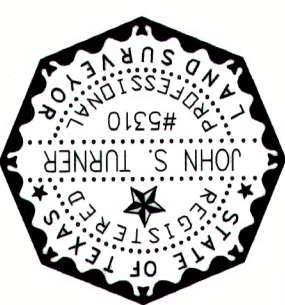
NOTES

- 1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
- 2) (P.P.) indicates that Building Lines, Easements, Rights-of-Ways, etc. as shown on this survey are per plat referenced in Legal Description hereon.
- 3) All boundary dimensions shown hereon are per plat unless otherwise noted.

FLOOD ZONE

This is to certify that No Portion of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 481639 0392E, Zone "X", dated 04-02-97, of the Flood Insurance Rate Map.

LEGEND	
COVERED AREA	BRICK
PROpane TANK	WOOD PLANTER
WIRE FENCE	WOOD DECK
CHAIN LINK FENCE	CONCRETE
WOOD FENCE	SEPTIC TANK
FIREPLACE	TRANSFORMER AND PAD
CABLE PEDESTAL	BRICK COLUMN
WATER METER	EASEMENT LINE
GAS METER	BUILDING LINE
TELEPHONE PEDESTAL	WROUGHT IRON FENCE



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