

4031 Dugas Road, Aubrey, Texas 76227

MLS#: 20398131 \$ Active
Property Type: Residential

4031 Dugas Road Aubrey, TX 76227-4420
SubType: Single Family

LP: \$1,349,000
OLP: \$1,670,000

Recent: 11/14/2023 : DOWN : \$1,399,000->\$1,349,000



Also For Lease: N **Lst \$/SqFt:** \$297.20
Subdivision: High Trinity Ridge Estate Sec Two
County: Denton **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: R273074 **Plan Dvlpm:**
Parcel ID 2: R273073
Lot: 18,19 **Block:** **MultiPrcl:** Yes **MUD Dst:** No
Legal: HIGH TRINITY RIDGE EST SEC TWO LOT 19
Spcl Tax Auth: No

Beds: 5 **Tot Bth:** 5 **Liv Area:** 3
Fireplc: 1 **Full Bath:** 4 **Din Area:** 3 **Pool:** No
Half Bath: 1 **Adult Community:**

Smart Home App/Pwd: No

SqFt: 4,539/Assessor
Appraisr:
Yr Built: 2006/Assessor/Preowned
Lot Dimen:
Subdivide?: Yes
HOA: Mandatory
HOA Dues: \$400/Annually
Access Unit: No

Hdcp Am: No **Garage:** Yes/2
Horses?: Yes **Attch Gar:** No
Attached: No **# Carport:** 2
Acres: 4.000 **Cov Prk:** 4
Gar Size: 40x16
HOA Co: High Trinity Ridge HOA
Phone: 214-274-9006
AccUnit SF: **Unit Type:**

School Information

School Dist: Aubrey ISD
Elementary: HI Brockett

Middle: Aubrey

High: Aubrey

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	17 x 17 / 1	Built-in Cabinets, Fireplace	Living Room	17 x 10 / 1	
Bonus Room	22 x 16 / 2	Ceiling Fan(s)	Office	12 x 11 / 1	Ceiling Fan(s)
Dining Room	12 x 12 / 1		Breakfast Rm	13 x 7 / 1	
Kitchen	14 x 13 / 1	Breakfast Bar, Built-in Cabinets, Dual Sinks, Granite/Granite Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator	Kitchen	17 x 10 / 1	Built-in Cabinets, Eat-in Kitchen, Farm Sink, Walk-in Pantry, Water Line to Refrigerator
Utility Room	11 x 8 / 1	Built-in Cabinets, Room for Freezer, Separate Utility Room	Bedroom-Primary	16 x 15 / 1	Dual Sinks, Ensuite Bath, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closet(s)
Bedroom	12 x 12 / 1	Ceiling Fan(s)	Bedroom	13 x 11 / 1	Ceiling Fan(s)
Bath-Full	/ 1	Jack & Jill Bath	Bedroom	16 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bedroom	14 x 12 / 2	Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)			

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 3 to < 5 Acres
Alarm/Security: Burglar, Carbon Monoxide Detector(s), Security Gate, Security System Owned, Smoke Detector(s)
Soil: Sandy Loam
Heating: Central, Propane, Zoned
Roof: Composition
Windows: Bay Window(s)
Construction: Brick, Rock/Stone
Foundation: Slab
Basement: No
Fireplace Type: Gas Starter, Stone, Wood Burning
Flooring: Carpet, Combination, Luxury Vinyl Plank, Slate, Tile, Wood
Levels: 2
Type of Fence: Cross Fenced, Fenced, Pipe
Cooling: Central Air, Electric, Zoned
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Patio
Special Notes: Deed Restrictions, Flowage Easement
Listing Terms: Cash, Conventional

Possession: Other**Features**

Appliances: Dishwasher, Disposal, Electric Oven, Electric Range, Gas Cooktop, Gas Water Heater, 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, Vaulted Ceiling(s), Walk-In Closet(s), In-Law Suite Floorplan
Exterior Feat: Covered Patio/Porch, Garden(s), Rain Gutters, RV/Boat Parking, Stable/Barn
Park/Garage: Garage Single Door, Carport, Covered, Enclosed, Gated, RV Access/Parking, Tandem
Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Underground Utilities, No City Services
Lot Description: Acreage, Few Trees, Interior Lot, Level, Pasture, Sprinkler System, Subdivision
HOA Includes: Management Fees
Other Structures: Poultry Coop, RV/Boat Storage, Stable(s), Workshop w/Electric
Restrictions: Deed
Easements: Drainage, Utilities

Remarks

Property Description: Discover the epitome of country living on this impressive 4-acre property in the highly sought-after High Trinity Ridge Estates in Aubrey. Embraced by the beauty of the area and conveniently located north of Lake Lewisville, the brick & stone residence exudes charm and elegance, while the expansive outbuilding complements with a workshop, extra parking spaces, and stables. The home's spacious design offers an office, bonus room, & 5 bedrooms including a private 700sf 1BR apt with kitchen & LA. Step outside from the main living area to an inviting covered patio, with a 17ft vaulted wood ceiling that adds a touch of rustic charm. A concrete driveway and gated entrance lead to an attached two-car carport and a detached 60x52 outbuilding encompassing a 30x40 insulated workshop, a 16x40 insulated tandem-style garage, 3 shed-row style horse stalls with pipe runs, and a 12x60 cvd trailer or boat parking. There are also 2 fenced pastures and sandy loam soil.

Excludes: Dining Room: Antler chandelier, Hanging metal bats, 2 metal deer heads. Hallway near half bath: Hanging cowboy metal art, two horseshoe hat hooks.

Public Driving Directions: From Fm428 - South on Wildcat - Left on Rhoads - Right on Dugas - Home on right, No sign.

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No

Agent/Office Information

SUB: 0 - % **CDOM:** 103 **DOM:** 103 **LD:** 08/04/2023 **XD:** 01/06/2024
BAC: 3 - % **VAR:** Yes

List Type: Exclusive Right To Sell

List Off: [KELLER WILLIAMS REALTY \(KWRH05AU\) 940-365-7600](#) **LO Fax:** 940-365-7601 **Brk Lic:** 0449245
LO Addr: 806 S. Hwy 377 Aubrey, 76227 **LO Email:** Klrw87@kw.com
List Agt: [DUTCH WIEMEYER \(0453705\) 940-391-9092](#) **LA Cell:** 940-391-9092 **LA Fax:**
LA Email: info@texasliving.com **LA Othr:** **LA/LA2 Texting:** Yes/Yes
List Agt 2: [CHERYL WIEMEYER \(0453706\) 940-391-9090](#) **LA2 Email:** cherylanddutch@texasliving.com
LA Website: www.texasliving.com **LO Sprvs:** **Tori Wilson (0620330) 940-484-9411**
Off Web: www.kwaubrey.com

Showing Information

Call: Showing Service **Appt:** (817) 858-0055 **Owner Name:** Krysil
Keybox #: 999999 **Keybox Type:** Blue iBox **Seller Type:** Standard/Individual
Show Instr: PRIOR DAYS NOTICE REQUIRED. Listing agent to meet.
Show Srvc: ShowingTime
Occupancy: Owner **Open House:**
Showing: 24 Hour Notice, Showing Service

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/15/2023 10:11

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