

FOR SALE

Custom Home with Pool and Shop
Listed for \$974,900

9117 Vail Eton Dr
Pilot Point, Texas



Embrace the pleasures of country living with this 3.3-acre property in a desirable, single-access acreage neighborhood between Pilot Point and Aubrey.

The eye-catching, well-maintained 3,100sf custom home offers four bedrooms, with two ensuite bedrooms on the main level, two spacious living areas including a main living area with a cultured stone fireplace with gas logs and an upstairs bonus room. The kitchen offers granite counters, over and under cabinet lighting, a breakfast bar, and stainless appliances, and is adjoined by two dining areas and a spacious mudroom with walk-in pantry, built-in desk, and a half-bath that leads to the utility room.

The three-car garage, designed with extra depth, easily accommodates a larger vehicle or bass boat, while the expansive floored attic area above it presents an opportunity for a versatile bonus room conversion.

Step outside into a large screened-in porch that looks out to a fenced, private backyard with an inground pool and attached spa - the ideal setting for relaxation and outdoor enjoyment.

Adding to the property's appeal is a 33x42 workshop set up for RV storage with 30amp electric service, two-14ft overhead doors, a private water well for irrigation, and an essential dual-access storm shelter for added peace of mind during inclement weather. Although not currently set up for horses, they are allowed.



Dutch and Cheryl Wiemeyer
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info@texasliving.com
www.texasliving.com

9117 Vail Eton Drive, Pilot Point, Texas 76258

Listing ID: 20536527



FRONT OF PROPERTY...Beautiful Home In The Wonderful Running Springs Acreage Neighborhood On 3.3 Acres W/Inground Pool And 33x42 Workshop!



FRONT OF HOME AND WORKSHOP...Property Outlines Are Approximate



PROPERTY AERIAL...Property Outlines Are Approximate And For Illustration Only



FRONT OF PROPERTY AERIAL



FRONT OF HOME AND WORKSHOP



BACK OF HOME AND POOL...Inground, Gunite, Saltwater, Attached Spa

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BACK OF HOME-POOL-WORKSHOP...Back Yard Around Pool Is Fenced



BACK OF PROPERTY AERIAL...There Is Plenty Of Room Horses!



FOYER AND LIVING ROOM



LIVING ROOM...Wood Floor, Stone Fireplace W/Gas Logs



LIVING ROOM...Extra Photo



LIVING ROOM...Opens To Kitchen And Dinette

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KITCHEN...Slate Floor, Granite Tops, Stainless Appliances, Breakfast Bar, Upper And Under Cabinet Lighting



KITCHEN AND DINETTE



DINETTE...Slate Floor, Door To Screened Back Porch



FORMAL DINING...Slate Floor, Located To The Left Of Foyer



FORMAL DINING...Extra Photo



PRIMARY BEDROOM...1st Floor, Wood Flooring

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PRIMARY BEDROOM...View Of Pool



PRIMARY BATH...Tile Floor, 2 Separate Vanities W/Granite Tops, Large Walk-In Closet W/Built-Ins



PRIMARY BATH...Extra Photo, Soaking Tub, Large Tile Shower W/Bench Seat, Linen Closet



BEDROOM 2...1st Floor, Walk-In Closet, Private Full Bath



BEDROOM 2 PRIVATE FULL BATH...Tile Floor, Tile Shower, Granite Vanity Top



BEDROOM 3...2nd Floor, Double Closets, Alcove With Built-In Desk

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BEDROOM 4...2nd Floor, Double Closets, Alcove With Built-In Desk



BONUS ROOM...2nd Floor, Attic Access



UPSTAIRS BATHROOM...Tile Floor, Double Vanity W/Granite Top, Tile Shower



MUDROOM...Slate Floor, Built-In Desk W/Granite Top, Walk-In Panty, Access To Half Bath And Utility Room, Plus Access To Garage



LARGE COVERED FRONT PORCH



LARGE SCREENED BACK PORCH

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BACK PATIO AND POOL



BACK PATIO AND SCREENED BACK PORCH

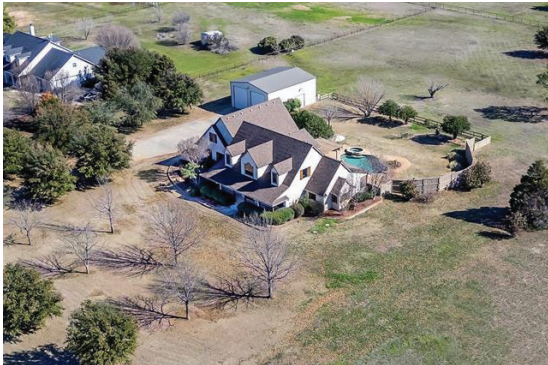


WORKSHOP...33x42, Two 12x14 Overhead Doors
And One 10x8 Door Plus Walk-Thru Door, 220
Electric, 30AMP RV Connection And A 3 Car
Oversized Garage Large Enough For Dually Or Boat



OVERHEAD VIEW OF PROPERTY

9117 Vail Eton Drive, Pilot Point, Texas 76258

MLS#: 20536527 **N** Active[9117 Vail Eton Drive Pilot Point, TX 76258-6773](#)**LP:** \$974,900**Property Type:** Residential**SubType:** Single Family**Also For Lease:** N**Lst \$/SqFt:** \$312.67**Subdivision:** Running Spgs**County:** Denton**Country:** United States**Parcel ID:** [R160613](#)**Lot:** 35A **Block:****Legal:** RUNNING SPRINGS LOT 35A,35B**Unexempt Tx:** \$9,363**Spcl Tax Auth:** No**Lake Name:****Lse MLS#:****Plan Dvlpm:****MultiPrcl:** No **MUD Dst:** No**Beds:** 4**Tot Bth:** 4**Liv Area:** 2**Fireplc:** 1**Full Bath:** 3**Din Area:** 2**Pool:** Yes**Half Bath:** 1**Adult Community:** No**Smart Home App/Pwd:** No**SqFt:** 3,118/Assessor**Yr Built:** 2001/Assessor/Preowned**Lot Dimen:** 3.316 Acres**Subdivide?:** No**HOA:** None**Access Unit:** No**Hdcp Am:** No**Horses?:** Yes**Attached:** No**Acres:** 3.316**HOA Dues:****AccUnit SF:****Garage:** Yes/3**Attch Gar:** Yes**# Carport:** 0**Cov Prk:** 5**Unit Type:****School Information****School Dist:** Pilot Point ISD**Elementary:** Pilot Point**Middle:** Pilot Point**High:** Pilot Point**Intermediate:** Pilot Point**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	25 x 18 / 1	Fireplace	Bonus Room	18 x 16 / 2	
Mud Room	/ 1	Built-in Cabinets	Kitchen	15 x 13 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Walk-in Pantry, Water Line to Refrigerator
Dining Room	15 x 13 / 1		Breakfast Rm	13 x 7 / 1	
Bedroom-Primary	20 x 15 / 1	Ensuite Bath, Garden Tub, Linen Closet, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)	Bedroom	13 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bedroom	14 x 12 / 2	Ceiling Fan(s), Split Bedrooms	Bedroom	14 x 12 / 2	Ceiling Fan(s), Walk-in Closet(s)
Utility Room	9 x 6 / 1	Built-in Cabinets			

General Information**Housing Type:** Single Detached**Style of House:** Traditional**Lot Size/Acres:** 3 to < 5 Acres**Soil:** Sandy Loam**Heating:** Central, Propane, Zoned**Roof:** Shingle**Windows:** Window Coverings**Construction:** Fiber Cement, Stone Veneer**Foundation:** Slab**Basement:** No**Possession:** Other**Fireplace Type:** Living Room, Propane, Stone, Ventless**Flooring:** Carpet, Slate, Tile, Wood**Levels:** 2**Type of Fence:** Back Yard, Wood**Cooling:** Ceiling Fan(s), Central Air, Electric, Zoned**Accessible Ft:****Cmplx Appv For:****Patio/Porch:** Covered, Front Porch, Rear Porch, Screened**Special Notes:** Deed Restrictions**Listing Terms:** Cash, Conventional, Not Assumable**Features****Appliances:** Dishwasher, Disposal, Electric Cooktop, Electric Oven, Gas Water Heater, Microwave**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup**Interior Feat:** Built-in Features, Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s)**Exterior Feat:** Covered Patio/Porch, Lighting, RV Hookup, RV/Boat Parking, Storage**Park/Garage:** Garage Double Door, Garage Single Door, Additional Parking, Concrete, Driveway, Garage, Garage Door Opener, Garage Faces Side, Oversized**Pool Features:** Fenced, Gunite, In Ground, Pool/Spa Combo, Salt Water, Waterfall

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Septic, Underground Utilities, Unincorporated, Well

Lot Description: Acreage, Corner Lot, Few Trees, Interior Lot, Landscaped, Level, Lrg. Backyard Grass, Sprinkler System, Subdivision

Other Structures: Workshop w/Electric

Restrictions: Deed

Remarks	
Property Description:	Embrace the pleasures of country living with this 3.3-acre property in a desirable, single-access acreage neighborhood between Pilot Point and Aubrey. The eye-catching, well-maintained 3,100sf custom home offers 4 bedrooms (2 ensuite bedrooms down), 2 spacious living areas including an upstairs bonus room, and 2 dining areas. The three-car garage, designed with extra depth, easily accommodates a larger vehicle or bass boat, while the expansive floored attic area above it presents an opportunity for a versatile bonus room conversion. Step outside into a large screened-in porch, looking out to a fenced, private backyard with an inground pool and attached spa - the ideal setting for relaxation and outdoor enjoyment. Adding to the property's appeal is a 33x42 workshop set up for RV storage with two-14ft overhead doors, an irrigation well, and an essential dual-access storm shelter for added peace of mind during inclement weather. Although not currently set up for horses, they are allowed.
Public Driving Directions:	South into Running Springs Addn on Vail Eton Dr from Osburn Rd. This property at the southeast corner of Vail Eton and Copeland.

Agent/Office Information	
Lst Ofc: KELLER WILLIAMS REALTY	Lst Agt: DUTCH WIEMEYER

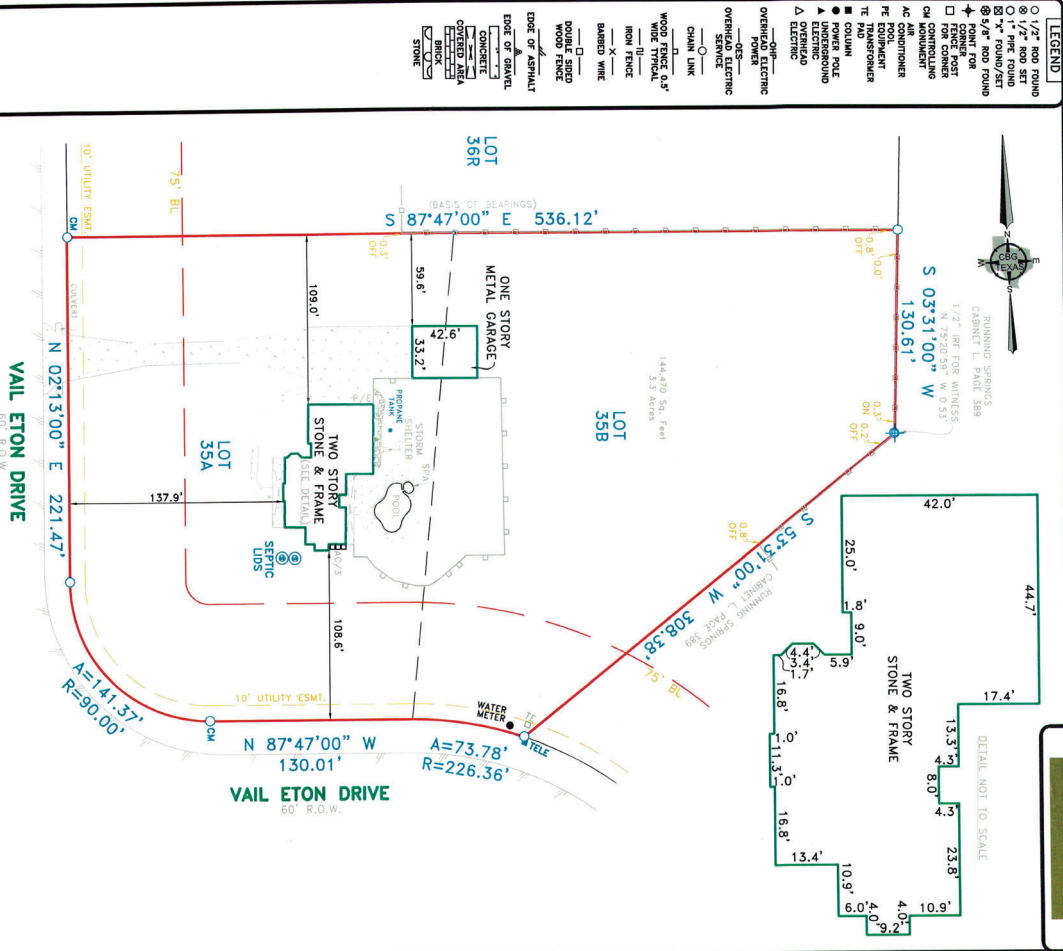
Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 02/15/2024 21:24

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9117 Vail Eton Drive

Being Lots 35A and 35B, of RUNNING SPRINGS, an addition to the County of Denton, Texas, according to the Replat thereof, recorded in Cabinet H, Page 264, Plat Records, Denton County Texas.



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN CAB. H.,
PG. 264, VOL. 1546, PG. 462, VOL. 2041, PG. 763
VOL. 1805, PG. 218, VOL. 2779, PG. 220, CC#
200100046755 (VOL. 4836, PG. 2246)

NOTES:
NOTE: B

[illegible]

Drawn By: RBR/TJM

Scale: 1" = 60'

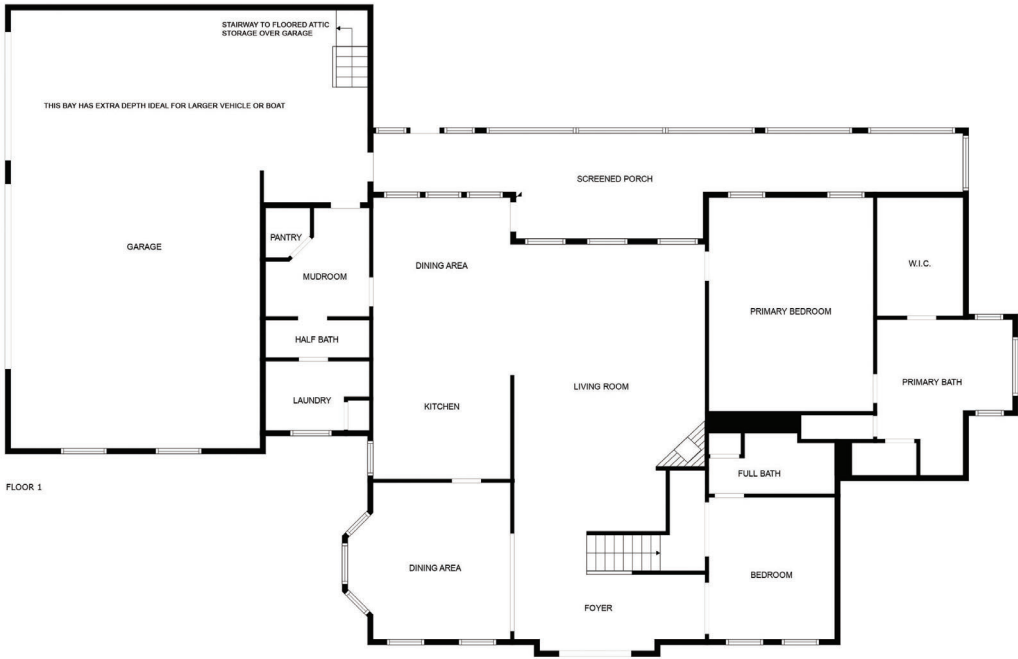
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GF No.: 2020-3488

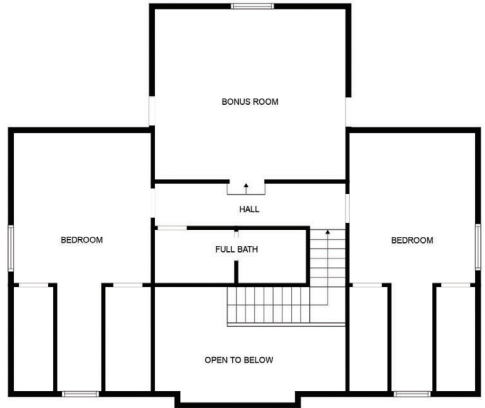
Job No. 2011788

Accepted by: _____
Purchaser
Date: _____
Purchaser





FLOOR 1



FLOOR 2

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