

## 393 Martin Road, Pilot Point, Texas 76258

**MLS#:** 20697005 **N** Active  
**Property Type:** Residential

**393 Martin Road Pilot Point, TX 76258**  
**SubType:** Single Family

**LP:** \$1,095,000  
**OLP:** \$1,095,000

**Recent:** 08/09/2024 : NEW



**Also For Lease:** N  
**Subdivision:** L D Baker G0073  
**County:** Grayson  
**Country:** United States  
**Parcel ID:** [134850](#)  
**Lot:** **Block:**  
**Legal:**  
**Unexempt Tx:**  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** \$442.42  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 3 **Tot Bth:** 3 **Liv Area:** 4  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 1 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 2,475/Owner  
**Appraiser:**  
**Yr Built:** 1999/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**HOA Mgmt Email:**  
**Access Unit:** No

**Hdcp Am:** No  
**Horses?:** Yes  
**Prop Attached:** No  
**Acres:** 7.100

**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Gar Size:** 21x26

**HOA Co:**  
**HOA Website:**  
**AccUnit SF:**

**Unit Type:**

### School Information

**School Dist:** Tioga ISD  
**Elementary:** Tioga

**Middle:** Tioga

**High:** Tioga

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 13 / 1	Ceiling Fan(s)	Den	19 x 15 / 1	Fireplace
Solarium/Sunrr	14 x 11 / 1		Bonus Room	18 x 15 / 2	Ceiling Fan(s)
Kitchen	15 x 10 / 1	Breakfast Bar, Built-in Cabinets, Pantry, Water Line to Refrigerator	Bedroom-Primary	18 x 15 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Separate Shower, Walk-in Closet(s)
Bedroom	13 x 13 / 2		Bedroom	17 x 11 / 2	Ceiling Fan(s), Walk-in Closet(s)
Utility Room	9 x 7 / 1	Separate Utility Room, Sink in Utility	Dining Room	13 x 11 / 1	

### General Information

<b>Housing Type:</b>	Single Detached	<b>Fireplace Type:</b>	Den, Masonry, Wood Burning
<b>Style of House:</b>	Traditional	<b>Flooring:</b>	Slate, Wood
<b>Lot Size/Acres:</b>	5 to < 10 Acres	<b>Levels:</b>	2
<b>Soil:</b>	Clay	<b>Type of Fence:</b>	Barbed Wire, Fenced, Partial
<b>Heating:</b>	Central, Electric, Zoned	<b>Cooling:</b>	Ceiling Fan(s), Central Air, Zoned
<b>Roof:</b>	Shingle	<b>Accessible Ft:</b>	
<b>Windows:</b>	Window Coverings	<b>Cmplx Appv For:</b>	
<b>Construction:</b>	Vinyl Siding	<b>Patio/Porch:</b>	Front Porch
<b>Surface Rights:</b>	All	<b>Topography:</b>	
<b>Road Surface:</b>	Asphalt	<b>Road Frontage:</b>	County Road
<b>Foundation:</b>	Slab	<b>Special Notes:</b>	
<b>Basement:</b>	No	<b>Listing Terms:</b>	Cash, Conventional
<b>Possession:</b>	Closing/Funding		

### Features

**Appliances:** Dishwasher, Electric Range, Electric 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, Cathedral Ceiling(s), High Speed Internet Available, Natural Woodwork, Pantry, Walk-In Closet(s)  
**Exterior Feat:** Rain Gutters  
**Park/Garage:** Garage, Garage Door Opener, Garage Faces Side, Garage Single Door  
**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Electric, Outside City Limits, Overhead Utilities, Unincorporated, Well, No City Services  
**Lot Description:** Acreage, Few Trees, Level  
**Proposed Use:** Cattle, Equine, Grazing, Horses, Livestock, Single Family  
**Other Structures:** Workshop w/Electric  
**Restrictions:** No Known Restriction(s)  
**Easements:** Utilities

## 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># Barns:</b>	<b>Bottom Lnd Acres:</b>	<b>AG Exemption:</b> Yes	<b>Road Frontage:</b>
<b># Lakes:</b>	<b>Irrigated Acres:</b>	<b>Land Leased:</b> No	<b>Wells:</b> 1

## Remarks

**Property Description:** This 7.1-acre property between Pilot Point and Gunter is just 1.8 miles from the new Dallas Parkway and offers the perfect blend of country living and convenience. Its charming country home exudes farmhouse character and features rich pine floors throughout and a flexible layout with four living areas and three bedrooms. The main level includes the primary ensuite bedroom, a formal living room, a den with a wood-burning fireplace, a sunroom, a kitchen with a breakfast bar, a dining room, a utility room, and a half-bath. Upstairs, there are two additional bedrooms, a bonus room, and a full bath. The property also includes a 4,200-square-foot outbuilding with a 40x60 enclosed workshop on a concrete slab with lights & electricity, plus two 15x60 covered extensions for storage or livestock. Unrestricted and full of potential, this land offers ample space for animals & a perfect spot to add a pond. Here, you can still see the stars at night, offering a tranquil retreat from the city lights.

**Excludes:** All oil, gas, and minerals owned by the seller.

**Public Driving Directions:** Dallas Parkway to Blaine Rd. North on Blaine Rd, Left on Jareesh, Left on Martin.

**Private Rmks:** The property is approximately 7.1 acres out of a 30-acre parcel. The square footage of the home is per the owner, is approximate, and is not guaranteed. GCAD records show it to be 2,286.

## Financial Information

<b>Loan Type:</b> Treat As Clear	<b>Bal:</b>	<b>Payment:</b>	
<b>Pmt Type:</b>	<b>Lender:</b>	<b>Orig Date:</b>	<b>2nd Mortg:</b> No
<b>Seller Concessions:</b> Yes			

## Agent/Office Information

<b>CDOM:</b> 0	<b>DOM:</b> 0	<b>LD:</b> 08/09/2024	<b>XD:</b> 11/09/2024
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**List Type:** Exclusive Right To Sell

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

## Showing Information

<b>Call:</b> Showing Service	<b>Appt:</b> (817) 858-0055	<b>Owner Name:</b> Edwards_Stephens
<b>Keybox #:</b> 33478498	<b>Keybox Type:</b> Blue iBox	<b>Seller Type:</b> Standard/Individual
<b>Show Instr:</b> SCHEDULE THROUGH SHOWING TIME, NOT BROKERBAY. 4-HOUR NOTICE REQUIRED. DO NOT LOCK THE DOOR BETWEEN THE GARAGE AND INTERIOR OF HOME. TURN OFF ALL LIGHTS. CLOSE AND LOCK FRONT GATE (if owner not on-site)		
<b>Show Srvc:</b> ShowingTime		
<b>Occupancy:</b> Vacant	<b>Open House:</b>	
<b>Showing:</b> Appointment Only, Showing Service		

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 08/09/2024 12:02

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