

# FOR SALE

Home with Pond on 2 Acres  
Listed for \$845,000

9535 Saint Johns Ct  
Pilot Point, Texas



Discover the charm of North Texas' horse country with this stunning custom Austin-stone home, set on 2-acres with a large pond in a desirable acreage neighborhood.

This residence, built in 2016, offers over 2,700 square feet of single-story living space. The heart of the home is its open layout featuring a soaring beamed cathedral ceiling over the living area, with a floor-to-ceiling stone fireplace that flows seamlessly into the dining room and a dream kitchen. A wall of windows further enhances the space with views of the backyard, pond, and the neighboring horse ranch.

This thoughtfully designed home includes three bedrooms, three full baths (two are ensuite), an office, a large utility room, and a versatile gun vault/storm shelter. Every detail has been considered for your convenience and comfort, from the oversized two-car garage with heat and air to the backup generator for peace of mind and solar panels to help keep utility costs in check.

Continued on the next page.....



Step outside into your backyard retreat, where a generous covered patio awaits, perfect for entertaining or relaxing. The expansive backyard features a firepit for enjoyable evenings under the stars and a stocked pond, complete with a dock, aerators, a lighted fountain, and a fish feeder, making it an angler's delight.

This exceptional property is less than 3 miles from the entrance of the Isle du Bois State Park on Lake Ray Roberts and convenient to Denton, the new PGA headquarters and golf courses, and the area's major thoroughfares, including the Dallas North Tollway, I-35, and Hwy 380.



This photo is for information purposes only. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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# 9535 Saint Johns Court, Pilot Point, Texas 76258

**MLS#:** 20843370 \$ Active

[9535 Saint Johns Court Pilot Point, TX 76258-6627](#)

**LP:** \$845,000

**Property Type:** Residential

**SubType:** Single Family



**Also For Lease:** N

**Lst \$/SqFt:** \$307.50

**Subdivision:** St Johns Place

**County:** Denton

**Country:** United States

**Parcel ID:** [R165556](#)

**Lot:** 3 **Block:**

**Legal:** ST JOHNS PLACE LOT 3

**Unexempt Tx:** \$8,021

**PID:**No

**Spcl Tax Auth:** No

**Beds:** 3

**Tot Bth:** 3

**Liv Area:** 1

**Fireplc:** 1

**Full Bath:** 3

**Din Area:** 1

**Pool:** No

**Half Bath:** 0

**Adult Community:**

**Smart Home App/Pwd:** No

**SqFt:** 2,748/Assessor

**Yr Built:** 2016/Assessor/Preowned

**Lot Dimen:**

**Subdivide?:** No

**HOA:** Mandatory

**Access Unit:** No

**Hdcp Am:** No

**Horses?:** Yes

**Attached:** No

**Acres:** 2.000

**HOA Dues:** \$125/Annually

**AccUnit SF:**

**Garage:** Yes/2

**Attch Gar:** Yes

**# Carport:** 0

**Cov Prk:** 2

**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	21 x 19 / 1	Built-in Cabinets, Fireplace	Office	12 x 11 / 1	Built-in Cabinets, Built-In Desk
Kitchen	19 x 13 / 1	Breakfast Bar, Built-in Cabinets, Farm Sink, Granite/Granite Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator	Dining Room	19 x 11 / 1	
Bedroom-Primary	17 x 16 / 1	Dual Sinks, Ensuite Bath, Jetted Tub, Separate Shower, Walk-in Closet(s)	Bedroom	14 x 13 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)
Bedroom	15 x 13 / 1	Walk-in Closet(s)	Laundry	10 x 9 / 1	Built-in Cabinets, Granite/Granite Type Countertop, Room for Freezer, Sink in Utility

## General Information

<b>Housing Type:</b>	Single Detached	<b>Fireplace Type:</b>	Gas Starter, Living Room, Propane, Stone, Wood Burning
<b>Style of House:</b>	Traditional	<b>Flooring:</b>	Carpet, Tile, Wood
<b>Lot Size/Acres:</b>	1 to < 3 Acres	<b>Levels:</b>	1
<b>Soil:</b>	Sandy Loam	<b>Type of Fence:</b>	None
<b>Heating:</b>	Heat Pump, Zoned	<b>Cooling:</b>	Ceiling Fan(s), Central Air, Zoned
<b>Roof:</b>	Shingle	<b>Accessible Ft:</b>	
<b>Windows:</b>	Electric Shades, Window Coverings	<b>Cmplx Appv For:</b>	
<b>Construction:</b>	Rock/Stone	<b>Patio/Porch:</b>	Covered, Patio
<b>Foundation:</b>	Slab	<b>Special Notes:</b>	Deed Restrictions, Survey Available
<b>Basement:</b>	No	<b>Listing Terms:</b>	Cash, Conventional
<b>Possession:</b>	Other		

## Features

<b>Appliances:</b>	Dishwasher, Electric Oven, Electric Water Heater, Gas Cooktop, Microwave, Oven-Convection, Plumbed For Gas in Kitchen, Trash Compactor, Vented Exhaust Fan
<b>Interior Feat:</b>	Built-in Features, Cathedral Ceiling(s), Decorative Lighting, Double Vanity, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Other, Pantry, Walk-In Closet(s)
<b>Exterior Feat:</b>	Covered Patio/Porch, Dock, Fire Pit, Rain Gutters, Lighting
<b>Park/Garage:</b>	Circular Driveway, Concrete, Driveway, Epoxy Flooring, Garage, Garage Door Opener, Garage Faces Side, Garage Single Door, Heated Garage, Oversized
<b>Street/Utilities:</b>	Aerobic Septic, Asphalt, Co-op Electric, Individual Water Meter, Outside City Limits, Propane, Underground Utilities, No City Services
<b>Lot Description:</b>	Acreage, Few Trees, Sprinkler System, Tank/ Pond, Water/Lake View
<b>HOA Includes:</b>	Management Fees

**Restrictions:** Deed  
**Easements:** Utilities  
**Waterfront:** Dock – Uncovered  
**Dock Permitted:**

**Plat Wtrfn Bnd:**  
**Lake Pump:** No

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**Environmental Information**

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**Sustainability:** **Energy Gen:** Solar

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**Remarks**

**Property Description:** Nestled within one of Pilot Point's most sought-after acreage neighborhoods, this remarkable Austin-stone custom home sits on 2 acres, surrounded by the natural beauty of North Texas horse ranches. Built in 2016, this single-story residence spans over 2,700 square feet, offering a seamless blend of style, comfort, and security. At the heart of the home is an expansive, open-concept living area, featuring a beamed cathedral ceiling, a floor-to-ceiling stone fireplace, and a wall of windows that frame tranquil views of the backyard, stocked pond, and neighboring horse ranch. The adjoining chef's kitchen is a standout, complete with premium finishes, generous prep space, and a thoughtful layout that invites both casual meals and entertaining. The home's well-considered design includes three spacious bedrooms and three full baths, two of which are ensuite, along with a dedicated office for those working from home. A large utility room adds convenience, while a versatile safe room\_storm shelter offers both security and peace of mind. The oversized two-car garage is climate-controlled for year-round comfort, and the whole-home generator and solar panels provide reliable energy independence. Step outside to discover a serene retreat. The covered patio is perfect for unwinding or hosting friends, while the expansive yard invites endless outdoor possibilities. Enjoy starlit gatherings around the fire pit, or cast a line in the stocked pond, complete with a dock, aerators, lighted fountain, and fish feeder. Located just minutes from Isle du Bois State Park on Lake Ray Roberts and with easy access to Denton, the new PGA headquarters, and major routes like the Dallas North Tollway, I-35, and Highway 380, this property is perfectly positioned for both quiet country living and urban convenience.

**Public Driving Directions:** From Hwy377 - West on Saint John Rd - South on Saint Johns Court - 3rd house on left

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**Agent/Office Information**

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**Lst Ofc:** KELLER WILLIAMS REALTY

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

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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 05/16/2025 15:12

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9535 Saint Johns Court, Pilot Point, Texas 76258

**Listing ID:** 20624843



FRONT AERIAL VIEW OF PROPERTY...Circle Driveway, Scenic Pond With Fountain, Located In Area Of Multi-Million \$\$ Horse Ranches!



FULL PROPERTY AERIAL...Extra View



FRONT OF AUSTIN STONE HOME AND POND VIEW



BACK OF PROPERTY VIEW



BACK OF PROPERTY VIEW...Extra Photo



FOYER...Wood Flooring, Open To Office And Living Room



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FOYER...Extra Photo With View Of Office



LIVING ROOM...Wood Flooring, Vaulted Ceiling W/Wood Beams, Stone WB Fireplace W/Gas Assist, Wall Of Windows Overlooking Beautiful Pond



LIVING ROOM - DINING - KITCHEN...Wonderful Open Floorplan!



DINING AREA AND LIVING ROOM



DINING AREA AND KITCHEN...Wood Flooring And Vaulted Wood Beamed Ceiling Continue Into Living Room



KITCHEN...Light And Bright W/Granite C-Tops, Tile Backsplash, Wood Flooring, Vaulted Ceiling, Island W/Breakfast Bar, Walk-In Pantry



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KITCHEN...Extra View, Stainless Appliances, Gas Cooktop, Farm Sink, Under Cabinet Lighting



KITCHEN - DINING - LIVING ROOM



KITCHEN - DINING - LIVING ROOM



OFFICE - Wood Flooring, Built-In Desk, Built-In Wall Of Cabinets



PRIMARY BEDROOM...Carpet, Ceiling Fan, Electric Shades, View Of Scenic Pond



PRIMARY BATH...Tile Wood-Plank Style Flooring, Dbl Vanity W/Granite Top, Large B/I Jetted Tub, Tile Shower W/Dual Heads, Large Walk-In Closet W/Built-Ins

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PRIMARY BATH...Exta Photo



BEDROOM 2...Carpet, Ceiling Fan, Walk-In Closet



UTILITY ROOM...Tile Floor, Built-Ins, Granite Counter W/Tile Backsplash, Sink, Hanging Clothes Bar



FRONT OF HOME...Close View, Concrete Driveway



FRONT OF HOME...Extra View



FRONT YARD



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BACK OF HOME W/COVERED PORCH



BACK PORCH



BACK PORCH VIEW OF YOUR PRIVATE POND!



POND...When Built, Deepest Part Was Approx 20Ft Deep, 3 Aerators, Fountain W/Lights, Dock W/Fish Feeder, Power, Water & Lighting, Stocked W/Fish



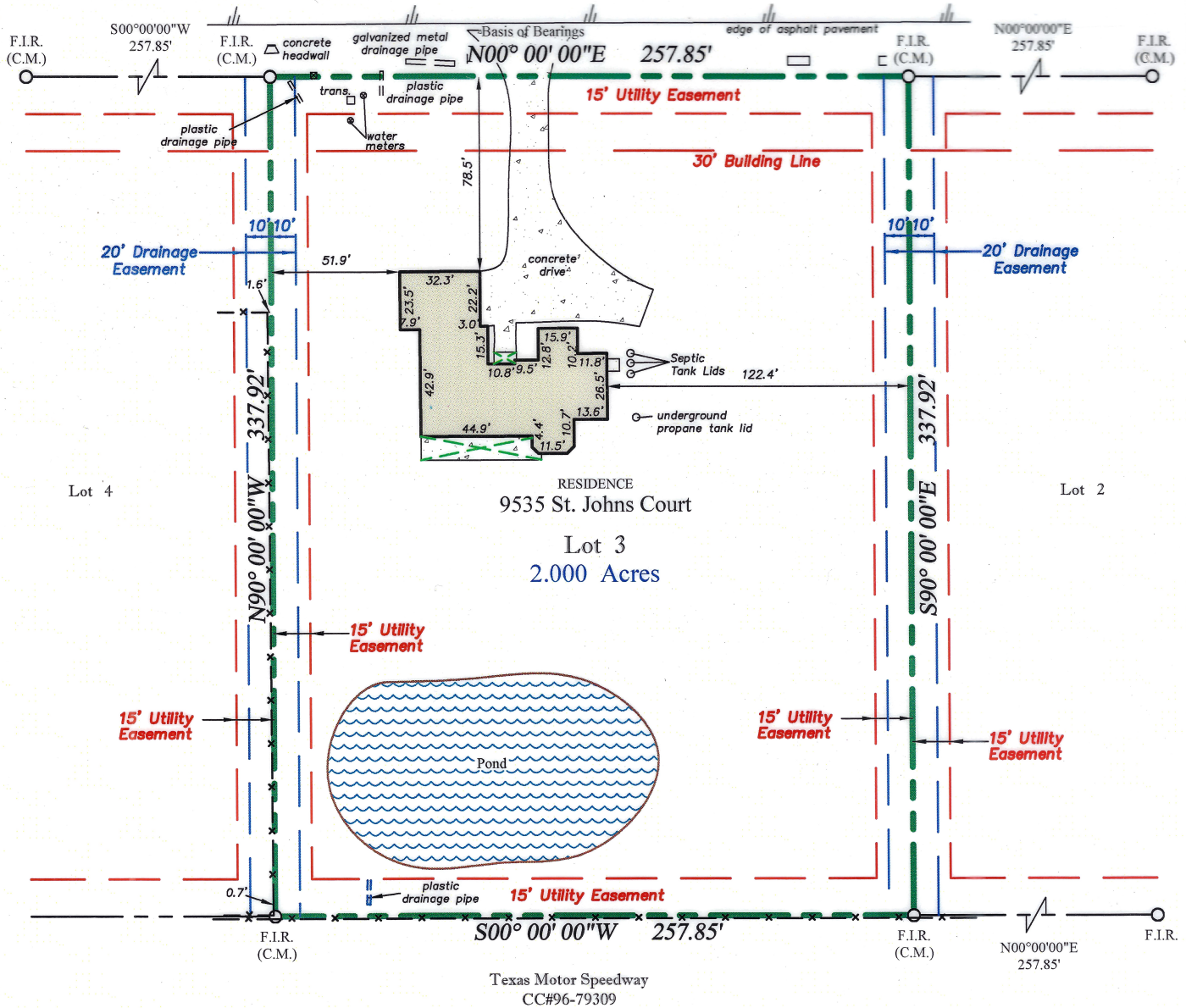
OVERHEAD AERIAL VIEW OF PROPERTY...Property Outlines Are Approximate

9535 St. Johns Court



# ST. JOHNS COURT

(60' ROW)



**PROPERTY DESCRIPTION:** Being Lot 3, of ST. JOHNS PLACE, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet I, Page 119, Plat Records of Denton County, Texas.

The undersigned have/has received and reviewed a copy of this survey.

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

<b>Date:</b>	12/15/2016
<b>ASC No.</b>	1612166
<b>PC/Drawn</b>	CE/JJ
<b>Client</b>	Title Resources
<b>G.F. No.</b>	166776

**LEGEND** - C.M. = Controlling Monument; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Fence Corner Post. OHE = Overhead Electric. S.I.R. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence / fence post) — OHE — (overhead power)

**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0255 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (Unshaded).

**SURVEYORS CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.







Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.