

6436 VALLEY CREEK

PILOT POINT, TEXAS 76258



YOUR NEXT CHAPTER STARTS HERE

*"Peaceful Country Living With
Proven Value."*



INCOME & GROWTH POTENTIAL



Hidden at the back of a quiet culdesac in sought-after Butterfield Junction, this custom stone home delivers a rare combination of privacy, nature and modern comfort on approximately 2.2 heavily wooded acres with serene creek and woodland views. Thoughtfully updated throughout, the open, inviting floor plan offers approximately 3,878 square feet with light-filled living and dining spaces that capture the views, plus a beautifully finished media and game room loft above the oversized garage with skylights, built-ins and beverage fridge.



Outdoor living shines with a covered front porch, expansive rear covered patio, resort style pool and spa with recently refreshed decking and finishes, and private hiking trails that wind through the trees to the Ray Roberts Lake Isle du Bois park trail system for hiking, biking and horses or dogs. Recent improvements include interior and exterior paint, updated bedroom flooring, remodeled front bath, two tankless water heaters, whole-house and under-sink water filtration with UV treatment, and a modern 50amp solar panel system with backup battery for efficiency and peace of mind.

EXCEPTIONAL FEATURES

A prime commercial opportunity built for visibility, flexibility, and future growth.

-
- Private cul-de-sac setting on ~2.2 wooded acres with creek views
- Direct access to Ray Roberts trails for hiking, biking, and riding
- ~3,878 SF open layout with light-filled living spaces
- Lofted media/game room with skylights, built-ins, and beverage fridge
- Resort-style pool, spa, and expansive covered outdoor living
- Recent updates throughout including paint, flooring, and remodeled bath
- Two tankless water heaters + whole-home water filtration with UV
- 50-amp solar system with backup battery
- Minutes to Lake Ray Roberts, Denton, and major highways

Strategically positioned to support both owner-users and investors alike.





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



CHAD CHANCE
Land & Residential Specialist

KELLERWILLIAMS
LAND

 (940) 391-3534
 chad@ranchmanproperties.com