

2957 Union Hill Rd, Sanger, TX 76266
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Sanger, TX 76266

\$569,000
1.105 +/- acres
Denton County



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Sanger, TX / Denton County

SUMMARY

Address

2957 Union Hill Rd

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Single Family, Residential Property

Latitude / Longitude

33.3847807 / -97.1332035

Dwelling Square Feet

3366

Bedrooms / Bathrooms

3 / 3

Acreage

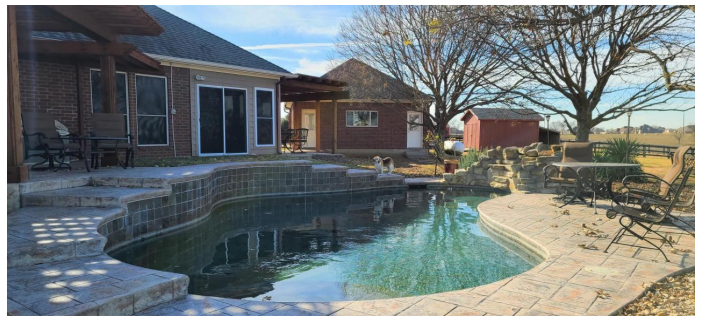
1.105

Price

\$569,000

Property Website

<https://northtexasrealestate.com/property/2957-union-hill-rd-sanger-tx-76266-denton-texas/11483>



PROPERTY DESCRIPTION

Beautiful brick home with ideal location just minutes from Sanger, Lake Ray Roberts amenities, marina and less than twenty minutes from Denton. Home sits on 1.1 acres featuring 3,366 sq. ft. with 3 bedrooms, 3 full bathrooms, open concept living, dining and kitchen with a spacious media or 2nd living room. This home features a spacious outdoor entertaining area with arbors, outdoor kitchen area with grill, overlooking beautiful views and a saltwater pool with hot tub. Property has a detached two car garage with 322 sq. ft. guest quarters or office with full bathroom and its own ductless heating and air system. All features, measurements and schools are subject to buyer's and buyer's agent verification.

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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3311 I-35

City / State / Zip

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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