

Breathtaking Estate minutes from Lake Ray Roberts
2300
Sanger, TX 76266

\$849,900
7± Acres
Denton County



**Breathtaking Estate minutes from Lake Ray Roberts
Sanger, TX / Denton County**

SUMMARY

Address

2300 Union Hill Road

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Ranches, Horse Property, Residential Property, Farms

Latitude / Longitude

33.363171 / -97.173903

Dwelling Square Feet

2956

Bedrooms / Bathrooms

3 / 3

Acreage

7

Price

\$849,900

Property Website

<https://kwland.com/property/breathtaking-estate-minutes-from-lake-ray-roberts-denton-texas/94849/>



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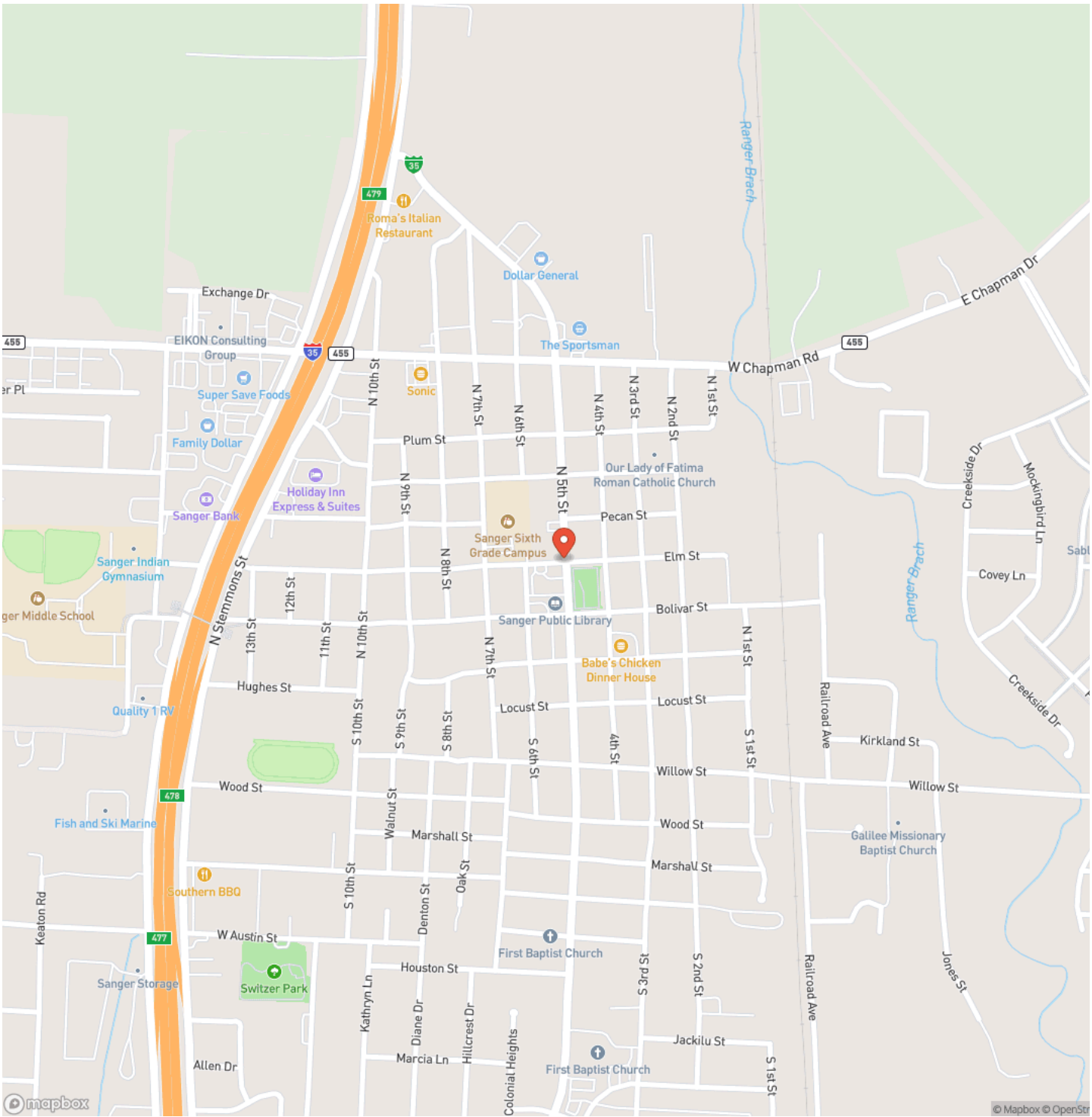
PROPERTY DESCRIPTION

Discover this breathtaking 7 acre estate just minutes from Lake Ray Roberts! A true North Texas treasure built with love, craftsmanship, and vision. Custom built by the original owners as their dream home, this ranch style retreat offers stunning sunsets, wide open pastures, and every amenity needed for comfortable country living. A picturesque 7 acres fully fenced with popping cable fencing, cross-fenced pastures, coastal and native grasses ideal for baling, and thoughtfully designed livestock areas. The .property includes a hay barn, cattle chutes, and beautiful barn with multiple bays that make it turnkey for horses, cattle, or your perfect hobby ranch. Workshop with office space. Step inside the meticulously maintained, thoughtfully upgraded home featuring: A gourmet family kitchen with upgraded granite countertops, a large island, double ovens, and rich pecan wood cabinetry, Three stunning fireplaces throughout the home, All-new windows and all-new flooring, Oversized living areas perfect for gathering and entertaining, Huge bedrooms, each designed with comfort and space in mind. The master suite is truly exceptional featuring two walk in closets, a spa-inspired shower, a sunken soaking tub, and private doors leading directly to the expansive patio overlooking your ranch and those phenomenal sunsets. The game room feels like its own private hideaway with its own fireplace, bar, refrigerator, ice machine, and private entrance which is ideal for a teen retreat, guest hangout, or entertaining space. A separate 2 bedroom, 1 bath accessory dwelling (formerly home to the owner's mother) provides endless possibilities. Use it as a guest house, a mother-in-law home, staff quarters, or an income producing rental which is perfect for extended families or someone to help care for the land, horses, or cattle. Located in highly sought-after Sanger, Texas, and just moments from Lake Ray Roberts, this estate blends peaceful country living with incredible convenience.

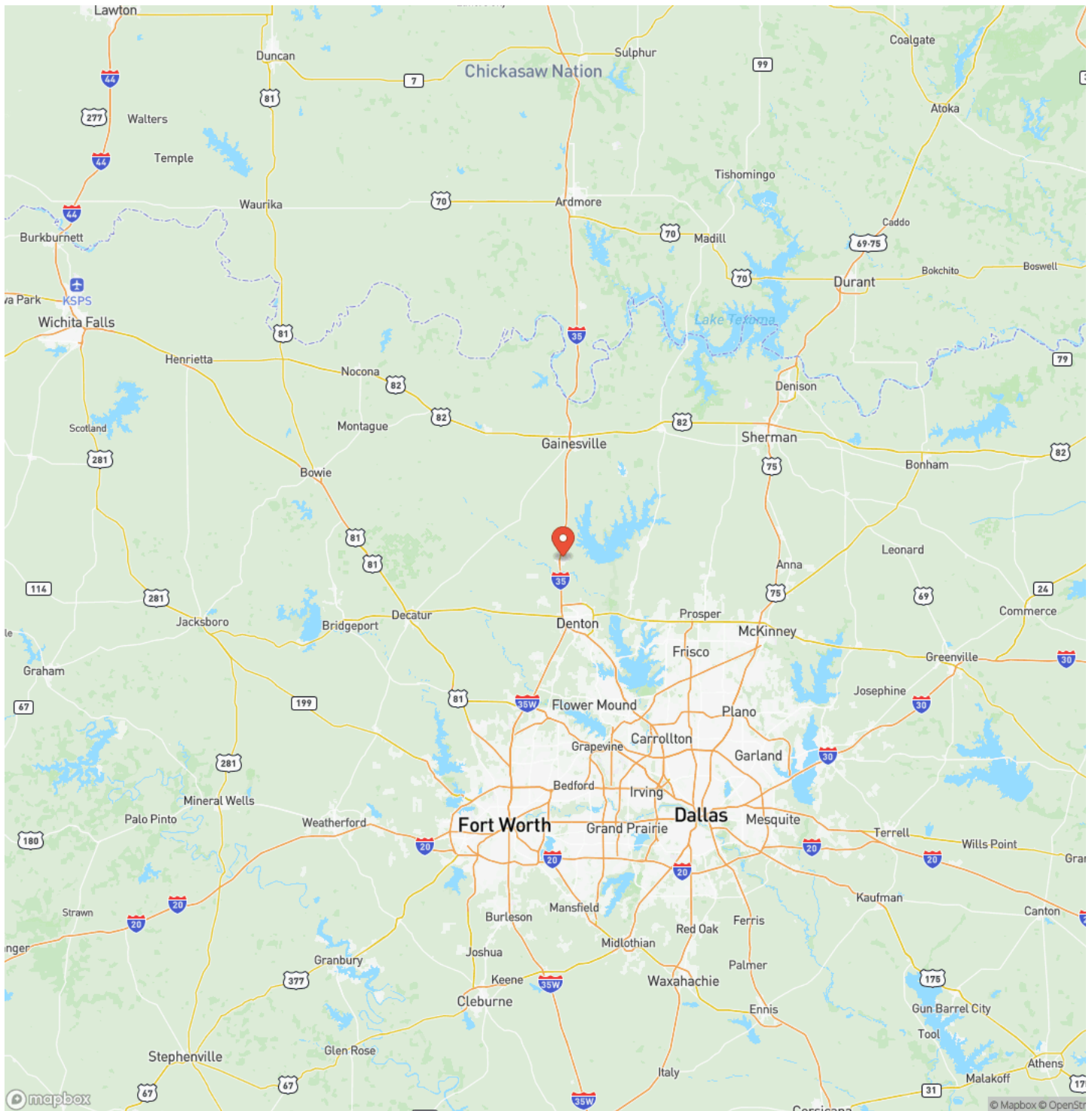
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Locator Map

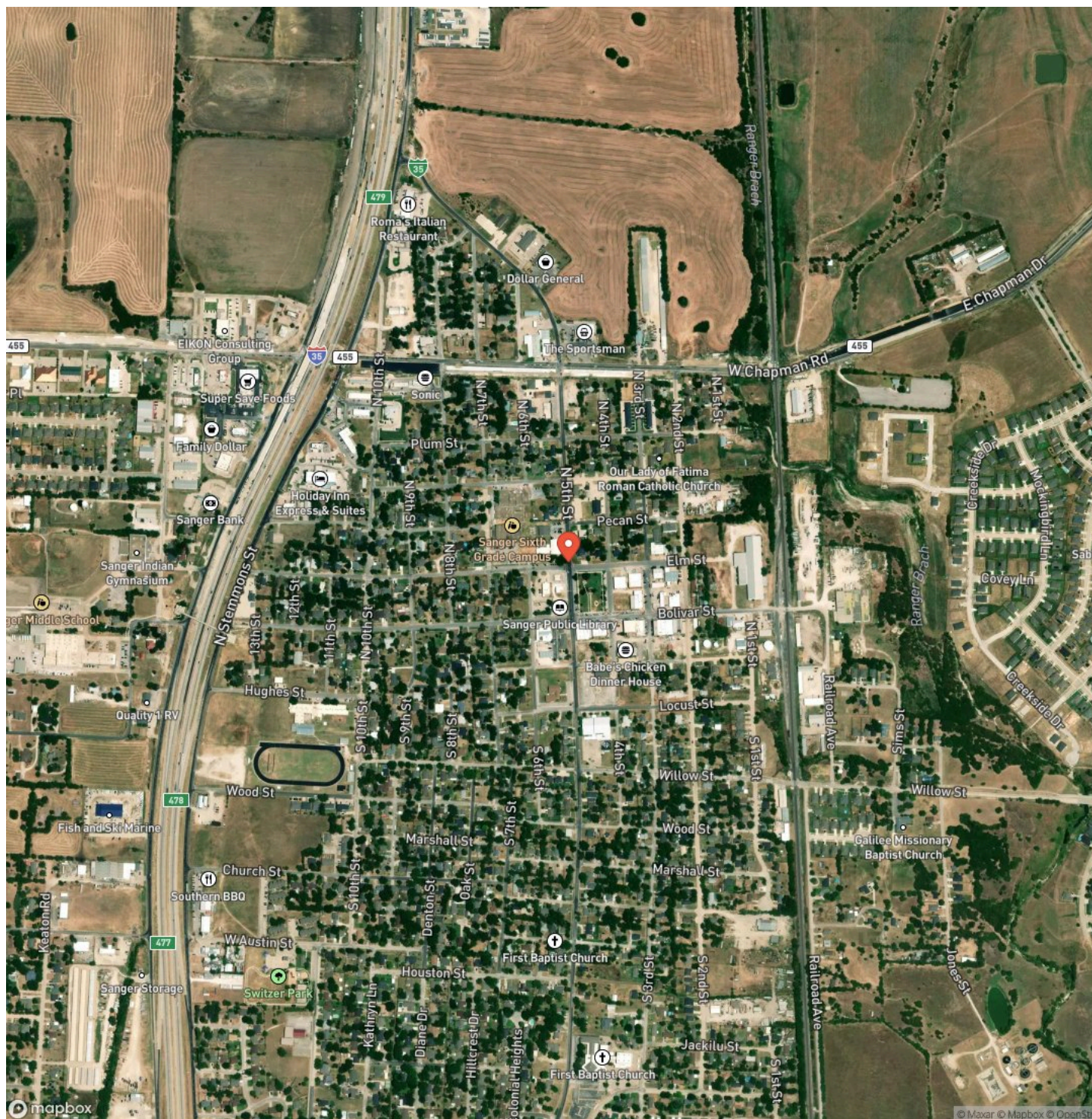


Locator Map



Sanger, TX / Denton County

Satellite Map



Breathtaking Estate minutes from Lake Ray Roberts Sanger, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

1212 S Preston Rd, Ste 120

City / State / Zip

NOTES

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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