

**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**

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**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**

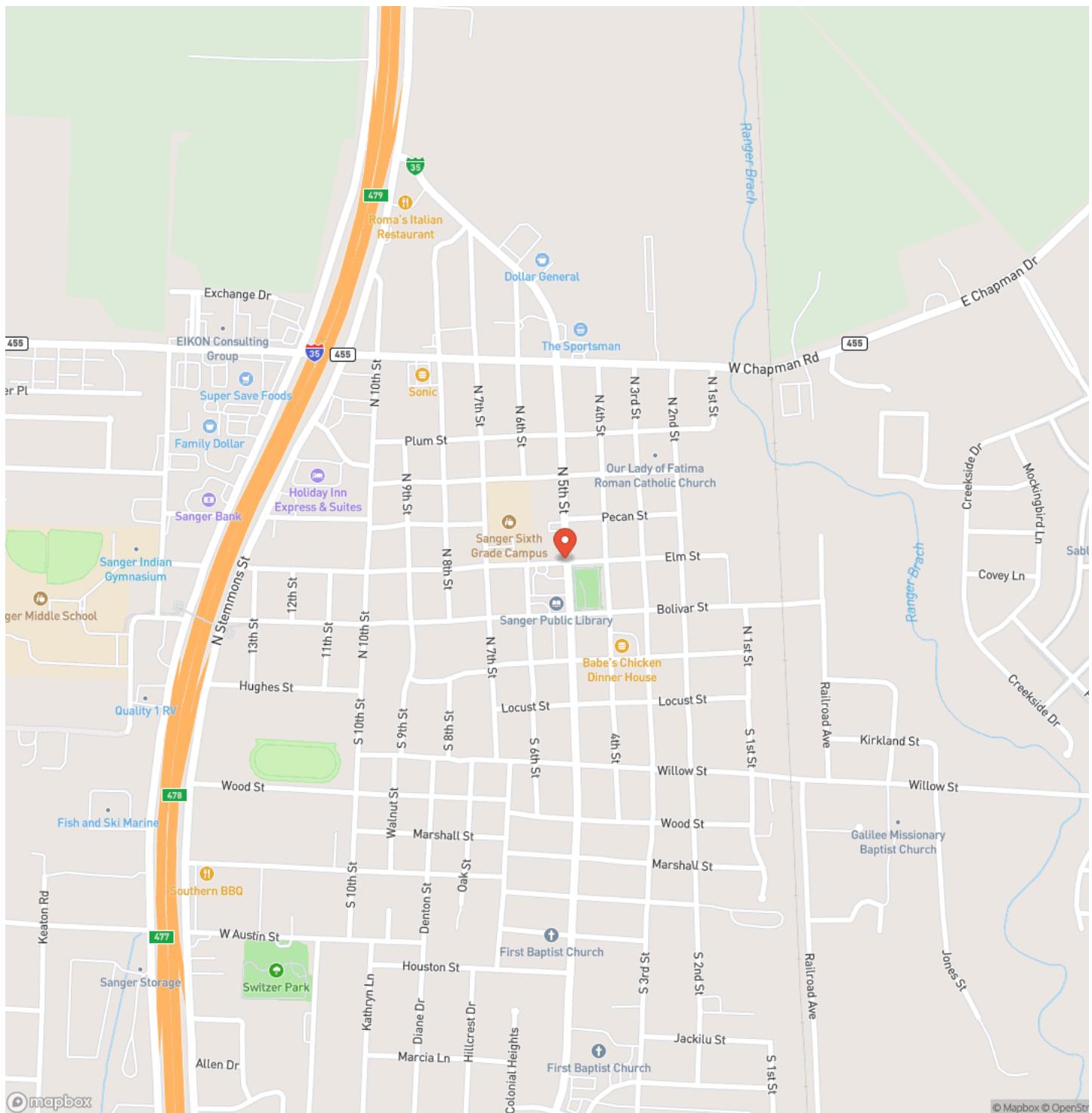
Discover this breathtaking 7 acre estate just minutes from Lake Ray Roberts! A true North Texas treasure built with love, craftsmanship, and vision. Custom built by the original owners as their dream home, this ranch style retreat offers stunning sunsets, wide open pastures, and every amenity needed 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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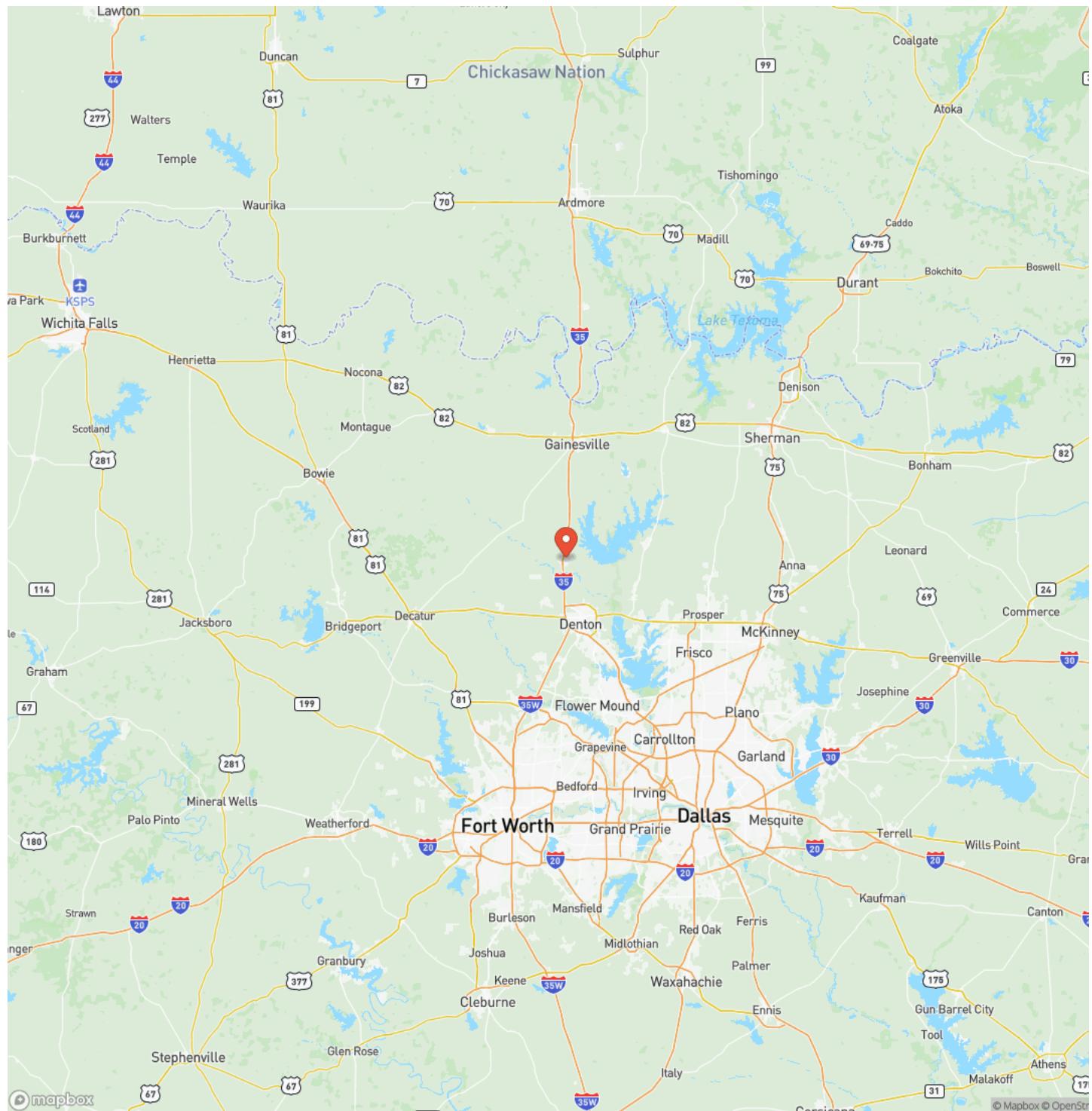
# **Breathtaking Estate minutes from Lake Ray Roberts Sanger, TX / Denton County**

## Locator Map



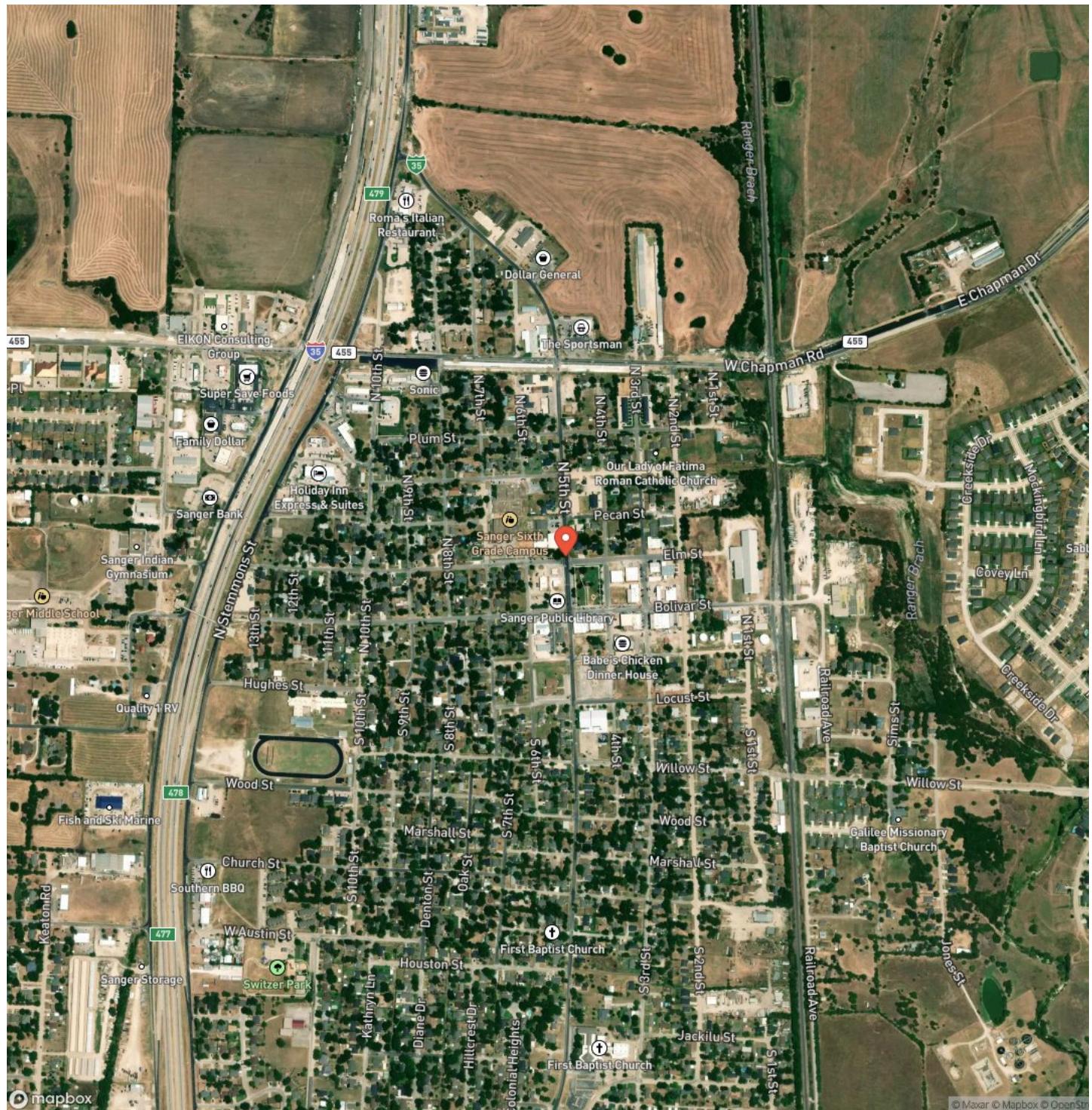
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Sanger, TX / Denton County

## Locator Map



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

## Satellite Map



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

## **LISTING REPRESENTATIVE**



## Representative

**Mobile**  
(940) 391-1614

**Email**  
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**Address**  
1212 S Preston Rd, Ste 120

## **NOTES**

## NOTES

## **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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