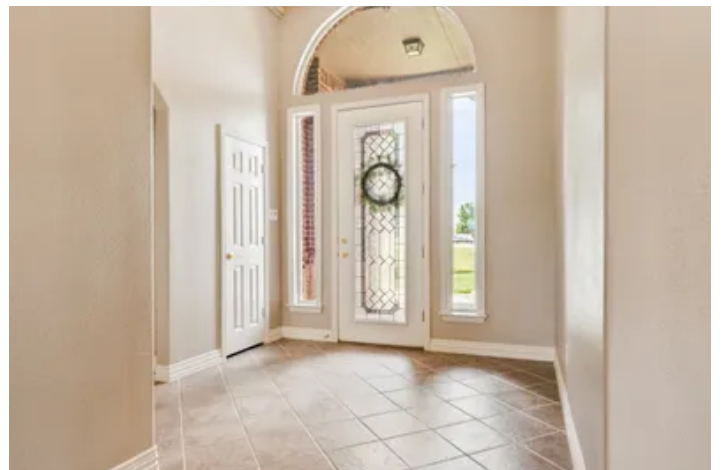


6713 Mustang Trail Sanger, Texas 76266
6713 Mustang Trail
Sanger, TX 76266

\$649,000
2± Acres
Denton County



6713 Mustang Trail Sanger, Texas 76266
Sanger, TX / Denton County

SUMMARY

Address

6713 Mustang Trail

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Residential Property, Single Family

Latitude / Longitude

33.3102 / -97.2393

Dwelling Square Feet

2633

Bedrooms / Bathrooms

3 / 2

Acreage

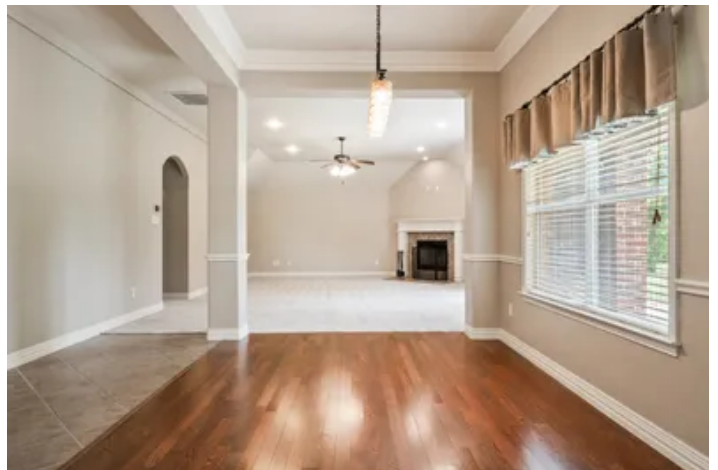
2

Price

\$649,000

Property Website

<https://northtexasrealestate.com/property/6713-mustang-trail-sanger-texas-76266-denton-texas/86299/>



PROPERTY DESCRIPTION

Get out of the hustle and bustle of city life and experience spacious country living at 6713 Mustang Trail. Situated on a private 2-acre lot in the highly desirable North Fork Estates of Krum ISD. This single-story brick ranch style house features 2,633 square feet of living space, including three bedrooms and two bathrooms, with a layout that incorporates both traditional and updated elements.

The heart of the home is the open-concept living area, featuring high ceilings, crown molding and a wood-burning fireplace. The adjacent kitchen boasts granite countertops, a full suite of appliances and a generous walk-in pantry. A bright breakfast nook overlooks the lush, expansive backyard, making morning gatherings effortless.

Retreat to the spacious primary suite, complete with two large walk-in closets, a jetted soaking tub, separate shower, dual vanities, and a convenient closet-to-utility room pass-through. Two additional bedrooms and a second full bath on the opposite side provide ample space for family and guests.

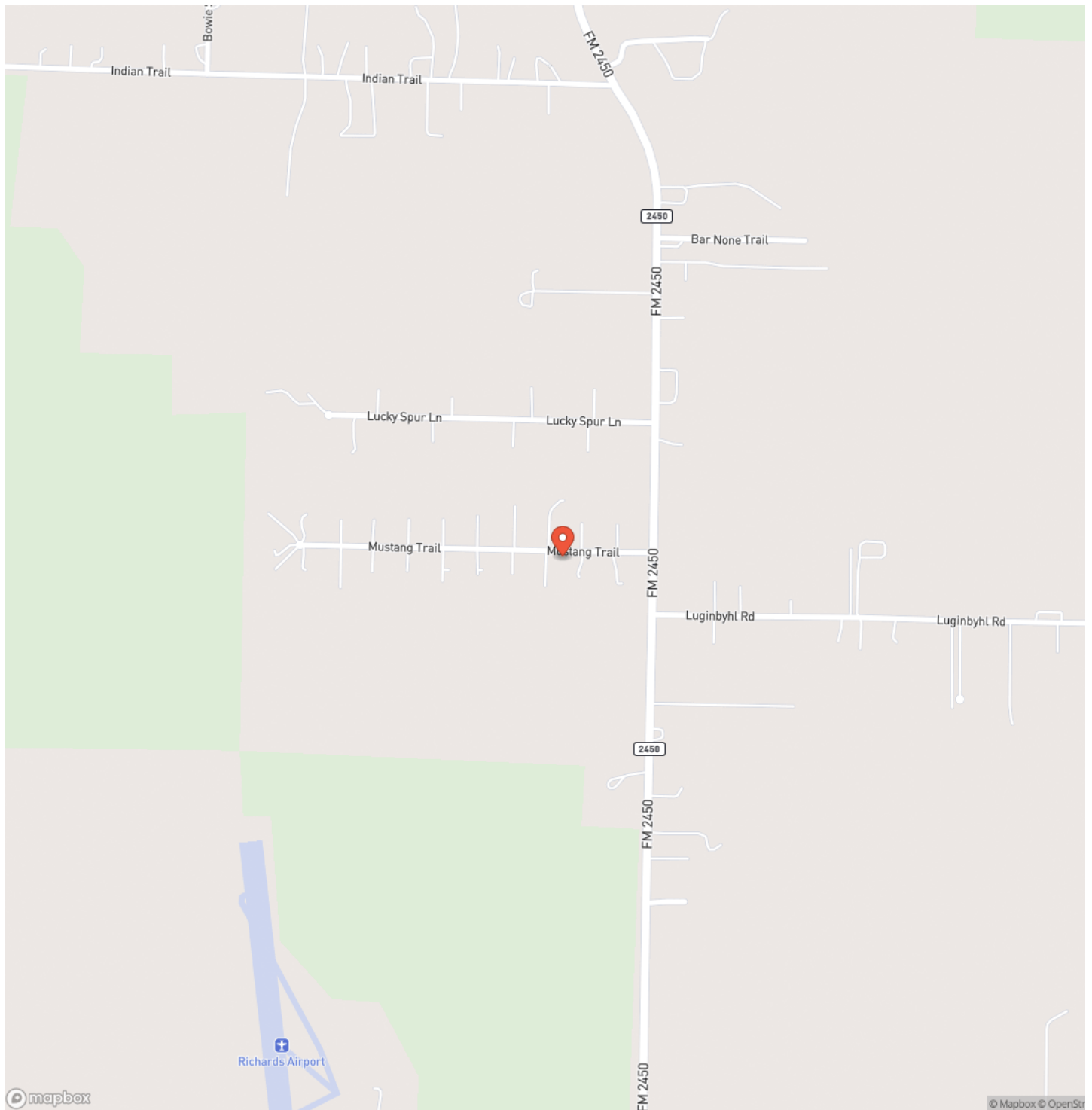
Recent system and finish updates ensure move-in readiness: new carpet throughout, a high-efficiency 18 SEER air-conditioning unit installed in 2023, and a water heater replaced in 2022.

Parking and storage requirements are addressed with a three-car attached garage. The third bay, equipped with durable rubber flooring, a dedicated window-mount AC unit, and pull-through garage doors, offers flexibility to serve as a workout area, office, or climate-controlled storage space. Additionally, a detached 30' x 50' metal workshop with electric provides an excellent facility for RV storage, workshop use, or supplementary equipment storage.

Outdoor amenities include an open patio, mature trees, and expansive lawn space—perfect for country living and outdoor entertaining. Don't miss this to join one of Sanger's most sought-after neighborhoods.



Locator Map



6713 Mustang Trail Sanger, Texas 76266
Sanger, TX / Denton County

Satellite Map



6713 Mustang Trail Sanger, Texas 76266
Sanger, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Sparks

Mobile

(940) 535-8690

Office

(940) 565-8326

Email

jared@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

NOTES

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.



Newland Real Estate
3311 I 35
Denton, TX 76207
(940) 594-9882
www.northtexasrealestate.com

