

FOR SALE

7.8-ACRE RANCHETTE
Listed for \$685,000

10180 Copeland Place
Pilot Point, Texas



Located in the desirable acreage neighborhood of Running Springs in Pilot Point, 10180 Copeland Place offers an attractive custom home, pool, and horse facilities on just under 8 acres.

The home features a spacious, open floorplan with high ceilings, two living and dining areas, four bedrooms (split arrangement), three full baths, and a three-car garage. Off the back of the home is a large covered patio overlooking an inground diving pool and spa.

The horse facilities have been thoughtfully laid out and fit the property well. There is a fully-insulated, three-stall barn with wash rack, tack room, hay storage and covered overhang for storing equipment, a 5-stall barn, a riding arena, a round exercise pen and three fenced pastures with loafing sheds and water. The soil is a sandy loam and there is an irrigation well.

10180 Copeland Place is in a nice area of custom homes on acreage and horse properties between Aubrey and Pilot Point. It offers quick and easy access to Frisco, Denton, Hwy 380, the Dallas North Tollway and the Lake Lewisville bridge, which further enhances the convenience of the area to I-35E and the DFW Airport.



SCAN ME



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

Cross Property Customer Full View

MLS#: **14370716** **N** **Active** **10180 Copeland PL** **Pilot Point** **76258-6758** LP: **\$685,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$685,000**
 Area: **31/1** Also for Lease: **N**
 Subdv: **Running Spgs** Lease MLS#: Lst \$ / SqFt: **\$282.24**
 County: **Denton** Lake Name:
 Parcel ID: **R128559** Plan Dvlpmnt:
 Lot: **33R** Block: Legal: **RUNNING SPRINGS LOT 33R**
 Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$5,939**

Bedrooms: **4** Tot Baths: **3.0** Liv Areas: **2** Stories: **1**
 Fireplaces: **2** Full Baths: **3** Dining Areas: **2** Pool: **Yes**
 Sec Sys: **Yes** Half Baths: **0** Senior Community Y/N:

SqFt: **2,427 / Tax** Yr Built: **1995 / Preowned**
 # Gar Spaces: **3** Garage Size: **23 x 35**
 # Carprt Spcs: **0** Cvrd Park: **3** Hdcp Am: **No**
 Acres: **7.828** Lot Dimen: **7.8 Acres** Will Subdiv: **No**
 HOA: **None** HOA Dues:
 Accessory Unit: Accessory Unit SF: Accessory Unit Type:

School Dist: **Pilot Point ISD**
 Elementary School: **Pilot Point** Middle School: **Pilot Point** High School: **Pilot Point**
 Primary School: Intermediate School: **Pilot Point** Junior High School:

Living Room: 18 x 16 / 1	Living Room: 17 x 15 / 1
Kitchen: 13 x 13 / 1 Breakfast Bar, Built-in Cabinets, Pantry, Solid Surface/Non-Natural Type, Tile Countertops	Breakfast Room: 7 x 7 / 1
Dining Room: 10 x 10 / 1	Master Bedroom: 22 x 14 / 1 Dual Sinks, Jetted Tub, Separate Shower, Sitting Area in Master, Walk-in Closets
Bedroom: 12 x 10 / 1 Bedroom: 11 x 11 / 1 Split Bedrooms	Bedroom: 11 x 10 / 1 Utility Room: 7 x 6 / 1 Split Bedrooms Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Sink in Utility, Washer Hookup

Housing Type: Single Detached	Fireplace Type: Brick, Gas Logs, Wood Burning
Style of House: Traditional	Kitchen Equipment: Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage: 5 Acres to 9.99 Acres	Alarm/Security: Carpet, Ceramic Tile, Laminate, Vinyl, Wood
Lot Description: Acreage, Horses Permitted, Irregular, Pasture, Some Trees, Subdivision	Flooring: Additional Water Heater(s), Central Air-Elec, Central Heat-Elec, Zoned
Exterior Features: Arena, Gutters, Patio Covered, Round Pens, Satellite Dish, Sprinkler System, Stable/Barn, Storage Building	Heating/Cooling: Ceiling Fans, Foam Insulation, Gas Water Heater, Tinted Windows
Soil: Sandy Loam	Energy Efficiency:
Construction: Brick, Wood	Green Features:
Foundation: Slab	Green Certification:
Roof: Composition	Handicap Amenities:
Backyard Pool Feat: Attached Spa, Diving, Heated, In Ground Gunite	Special Notes: Deed Restrictions
Type of Fence: Barbed Wire, Cross Fenced, Pipe, Vinyl	Proposed Financing: Cash, Conventional
Parking/Garage: Attached, Circle Drive, Garage, Garage Door Opener, Side	Possession: Other
Street/Utilities: Asphalt, Co-op Water, Individual Water Meter, No City Services, Outside City Limits, Septic, Underground Utilities	Showing: Agent Or Owner Present, Contact Agent, No Lock Box
Interior Features: High Speed Internet Available, Skylights, Vaulted Ceilings	

Property Description: **Located in the desirable acreage neighborhood of Running Springs in Pilot Point, this appealing ranchette offers an attractive custom home, pool & horse facilities on just under 8 acres. The home features high ceilings, 2 living & dining areas, 4 BRs & a 3-car garage. Off the back of the home is a cvd patio overlooking an inground diving pool & spa. The horse facilities have been thoughtfully laid out and fit the property well. There is an insulated 3-stall barn with wash rack, tack room, hay storage & covered overhang for storing equipment, a 5-stall barn, a riding arena, a round exercise pen and 3 fenced pastures with loafing sheds and water. The soil is a good sandy loam and there is an irrigation well.**

Public Driving Directions: **Osburn Rd between Cole and Fm2931. Pull into Running Springs Addn on Vail Eton and go left at Y on Copeland. Property on left.**

List Office Name: **KELLER WILLIAMS REALTY** List Agent Name: **DUTCH WIEMEYER**

MLS Number: **14370716**
10180 Copeland Place, Pilot Point, Texas 76258



PROPERTY AERIAL...View Of Home, Pool, 2 Barns, Storage Shed, 3 Loafing Sheds And Several Pastures



PROPERTY AERIAL...Everything Within The Highlighted Area Is The Approximate Property Line



PROPERTY AERIAL...Side View



PROPERTY AERIAL...Side View, Extra Photo, Shaded To Indicate Approximate Property Lines



BACK OF PROPERTY AERIAL



BACK OF HOME AND POOL AERIAL

MLS Number: **14370716**
10180 Copeland Place, Pilot Point, Texas 76258



BACK OF HOME AND POOL AERIAL...Extra Photo



FRONT OF HOME



FRONT OF HOME...Extra Photo



DIVING POOL...Heated Gunite Pool, Chlorine Filtration, Attached Spa



FORMAL LIVING ROOM AND FOYER...Wood Floor In Foyer, Carpet In Living Area, High Ceiling,



LIVING ROOM...Extra Photo, French Doors Lead Into Dinette And Kitchen Areas

MLS Number: **14370716**
10180 Copeland Place, Pilot Point, Texas 76258



LIVING ROOM AND FORMAL DINING...Fireplace With Gas Logs



FORMAL DINING ROOM...Wood Floor, Open To Foyer And Living Room, High Ceiling



FAMILY ROOM...Laminate Wood Floor, High Ceiling, Brick Wood Burning Fireplace W/Gas Logs, Open To Kitchen And Dinette, Windows Overlook Back Yard And Barns



FAMILY ROOM...Extra Photo



FAMILY ROOM...Extra Photo Looking Into Kitchen And Dinette



KITCHEN...Tile Floor, Solid Surface Countertops, Breakfast Bar W/Tile Tops, Pantry, Dishwasher, Electric Cooktop, B/I Oven And Desk

MLS Number: **14370716**
10180 Copeland Place, Pilot Point, Texas 76258



KITCHEN...Extra Photo, Looking Into Family Room And Dinette



DINETTE...Tile Floor, Door To Covered Back Patio And Pool, French Doors Leading Into Living Room



MASTER BEDROOM...Carpet, Vaulted Ceiling, Sitting Area, Door To Covered Back Patio And Pool



MASTER BATH...Tile Floor, Dbl Vanity With Dressing Table, Jetted Tub, Shower, Walk-In Closet



BEDROOM 2...Carpet, Ceiling Fan, Closet. There Are 2 Additional Bedrooms Not Shown, Third Is Used For Storage And 4th Is Used As An Office



AERIAL VIEW OF BARN AND PASTURES...There Is An Outdoor Arena On Left Side Of Photo That Now Has Grass And Is Currently Being Used As A Turn Out Pen

MLS Number: **14370716**
10180 Copeland Place, Pilot Point, Texas 76258



2 HORSE BARN AND STORAGE BUILDING



BARN 1 INTERIOR...36X36 W/12 Ft Extension For Equip Storage, Insulated, Concrete Aisle And Wash Rack



BARN INTERIOR 1...Extra Photo, Three 12x12 Stalls, 2 Stalls Share A Swinging Center Divider For Opening To A 12x24 Foaling Stall, Wash Rack, Tack Room And Hay Storage



BARN 2 EXTERIOR...36X36 With Five 12x12 Stalls



BARN 2 INTERIOR...Concrete Center Aisle, 3 Stalls On Left Side Of Photo And 2 Stalls Plus Storage Area On Right Side Of Photo



BARN 2 INTERIOR...Extra Photo, The Three 12x12 Stalls On Left Side Of Photo Each Have An Exterior Sliding Stall Door To The Outside

MLS Number: **14370716**
10180 Copeland Place, Pilot Point, Texas 76258



FRONT PASTURE



BACK VIEW PROPERTY AERIAL OF HORSE FACILITIES...Pipe And Wire Mesh Round Pen



BACK PASTURES WITH LOAFING SHEDS...Extra View Of Pipe And Wire Mesh Round Pen, Portable Panel Pen Does Not Convey



PASTURES AND LOAFING SHEDS



PASTURE AND LOAFING SHED



SATELLITE AERIAL...Property Outlines And Tags Are Approximate And For Illustration Only