

\$1,199,700 - 12184 Fm 428, Aubrey

MLS® #14124872

\$1,199,700

4 Bedroom, 3.10 Bathroom, 3,313 sqft
Residential on 24 Acres

Fh Pollard, Aubrey, TX

PRICED TO SELL!

24-ACRE HORSE RANCH LOCATED IN HORSE COUNTRY AUBREY, TX. This is a wonderful property that includes a two-story renovated home with 3 bedrooms & 2½ baths, also a renovated studio guesthouse with a full bath & kitchen. It includes a 64 X 72 Stable-Shop. The 35 X 72 stable is comprised of 6 stalls, 1 large office with HVAC, shower, tack, & feed rooms; as well as 2 pens & 2 loafing sheds. The 29 X 72 Shop-Garage has an enclosed air compressor with ample air and electrical distribution. The ranch has a creek, a pond, is completely pipe-fenced, gated throughout and covered with mature pecan trees. It is located only 35 miles North of Dallas and a few minutes from the Dallas North Tollway.

Built in 1981

Essential Information

MLS® #	14124872
Price	\$1,199,700
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,313
Acres	24.22



Year Built	1981
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	12184 Fm 428
Area	DENTON COUNTY (31)
Subdivision	Fh Pollard
City	Aubrey
County	Denton
State	TX
Zip Code	76227-6486

Amenities

Utilities	City Water, Septic
Features	Gated Entrance, Perimeter Fencing, Horse Facilities, Private Lake/Pond, Spa
# of Garages	2
Garages	Attached, Other Parking/Garage
Pool	Separate Spa/Hot Tub

Interior

Interior Features	Cable TV Available, High Speed Internet Available, Skylights, Vaulted Ceilings, Window Coverings, Built-in Wine Cooler
Appliances	Built-in Icemaker, Built-in Microwave, Cooktop - Electric, Dishwasher, Oven - Electric, Refrigerator, Water Line to Refrigerator, Built-in Refrigerator/Freezer
Heating	Central Air-Elec, Central Heat-Elec
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter
# of Stories	2
Stories	2

Exterior

Exterior Features	Gutters, Patio Covered, Patio Open, Sprinkler System, Stable/Barn, Storage Building, Workshop w/Electric, Wood Deck, Guest Quarters, RV/ Boat Parking, Round Pens, Roof Top Deck/Patio, Satellite Dish, Separate Entry Quarters, Workshop
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Lot Description	Acreage, Heavily Treed, Horses Permitted, Lrg. Backyard Grass, Pasture, Tank/ Pond, Creek
Roof	Composition
Construction	Vinyl Siding
Foundation	Slab

School Information

District	Aubrey ISD
Elementary	James A Monaco
Middle	Aubrey
High	Aubrey

Listing Details

Listing Agent	Fallon Neville-noyola
Listing Office	Orbit Realty Group, LLC

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