

\$4,990,000 - 2212 Spring Hill Road, Aubrey

MLS® #20789592

\$4,990,000

3 Bedroom, 3.00 Bathroom, 2,540 sqft

Residential on 40.00 Acres

F Trevino, Aubrey, TX

Forty acres of breathtaking land featuring a vast array of development options. This rare opportunity offering is unzoned and in the ETJ offering a wide array of possibilities in addition to being agriculturally exempt. This property is a canvas, painted not just with flat, traditional features, but enhanced by the majestic allure of towering, mature trees. The undulating topography offers spots for breathtaking vistas and hidden retreats, where one can lose themselves in the serenade of rustling leaves and chirping songbirds. Meandering gracefully through this captivating landscape, a lovely creek adds a touch of serenity, inviting you to sit back, relax, and savor the gentle flow of life. Whether envisioned as a luxurious private estate or an innovative development brimming with potential, this property transcends the ordinary, delivering an inspiring atmosphere for exploration and creation. As development is exploding in Aubrey, this property is very well positioned for the growth being directly on a major arterial road and with quick access to Highway 377 and the proposed upcoming Outer Loop which will connect I-35 to the Dallas North Tollway. New nearby grocery stores and other large retail projects are planned to add to your shopping convenience.

Built in 1997

Essential Information

MLS® #

20789592



Price	\$4,990,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,540
Acres	40.00
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2212 Spring Hill Road
Subdivision	F Trevino
City	Aubrey
County	Denton
State	TX
Zip Code	76227-3924

Amenities

Utilities	City Water, Electricity Connected, Outside City Limits
Garages	Carport, Concrete, Covered

Interior

Interior Features	Eat-in Kitchen, Open Floorplan
Heating	Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Lot Description	Acreage, Lrg. Backyard Grass, Many Trees
Roof	Composition
Foundation	Slab

School Information

District	Aubrey ISD
Elementary	Jackie Fuller
Middle	Aubrey

High Aubrey

Listing Details

Listing Agent Steve Montagna
Listing Office Steve Montagna Real Estate LLC

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