

\$675,000 - 3100 Union Hill Road, Sanger

MLS® #21078627

\$675,000

4 Bedroom, 3.00 Bathroom, 2,525 sqft

Residential on 2.45 Acres

Bubbas Ranch, Sanger, TX

Come home to this wonderful, custom property of almost 2 and a half acres. You will have amazing views looking out to your private pond. Mornings on your back porch will be spent sipping your coffee while watching beautiful ducks and cranes land on the water. Evening you can look out to see your neighbor's cows grazing. The property is fenced and gated. Inside the home, you will find 4 bedrooms, 3 full baths, 2 dining areas, and a large living area with a fireplace and views to the back. The kitchen and breakfast room overlook the back as well giving you peaceful views while cooking and eating. The living area has a brick wood burning fireplace with a hearth, beams, and plantation shutters. The bedrooms are all spread out for privacy. The master is off by itself. There is a true mother-in-law suite with its own ensuite bath with walk in shower. The other two bedrooms are off to the back and share a bath. All the bathrooms have cabinets and a built-in hamper. The back bedroom would make a perfect home office with views to the pond. Work from home with the total privacy and country feel. The home does have a true small office area near the master bedroom. There is a wet room area off the garage for when you come in with those dirty boots. Outside you will find a long covered front porch, and in the back you will find a nice covered back porch. There is also an extra concrete area that would be great for a firepit. There is a 16 x 32 stained cedar shop with electricity and AC. It



has a reinforced floor for a small vehicle if needed. Don't forget the location. This amazing property is only 2.5 miles from Lake Ray Roberts Marina and close to shopping, restaurants, and I-35, but with a total country atmosphere. Sanger is growing, and the new Tom Thumb opens soon. It's a must see today.

Built in 2010

Essential Information

MLS® #	21078627
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,525
Acres	2.45
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	3100 Union Hill Road
Subdivision	Bubbas Ranch
City	Sanger
County	Denton
State	TX
Zip Code	76266-3451

Amenities

Utilities	Asphalt, Individual Water Meter, Septic, Co-op Water
# of Garages	2
Garages	Driveway, Garage Door Opener, RV Access/Parking, Boat

Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s)
Heating	Central, Propane
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Living Room, Raised Hearth, Wood Burning

Exterior

Exterior Features	Covered Porch(es), RV/Boat Parking, Storage, Other
Lot Description	Few Trees, Landscaped, Lrg. Backyard Grass, Tank/ Pond
Construction	Brick
Foundation	Slab

School Information

District	Sanger ISD
Elementary	Butterfield
Middle	Sanger
High	Sanger

Listing Details

Listing Agent	Lisa Mercer
Listing Office	Top 10 Realty

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