



**12198 BELL ROAD**  
PILOT POINT, TX 76258



\$1,950,000



3,083 sqft



3 beds



4 baths

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## DESCRIPTION

BEAUTIFUL horse country estate consisting of 17.5 acres featuring custom home, 3 outbuildings, gorgeous pond view, & pasture. This property has so much quiet country living to offer without sacrificing the convenience to city amenities & just minutes away from Lake Ray Roberts. The open floor plan allows for a warm, inviting atmosphere, perfect for entertaining. Custom molding, woodwork, built-ins, tray ceilings, plantation shutters, & attention to detail are shown throughout this beautiful, meticulously maintained home. The chef's kitchen showcases custom wood cabinets, breakfast bar, island, double oven, & built-in refrigerator. The spacious primary suite boasts elegance & luxury with double vanities & walk-in closet in the ensuite bath. The office with private bath offers seamless remote work. A game room offers the versatility of being an extra bedroom. There are 3 outbuildings: an enclosed 2,285 sqft shop with concrete floor & 705 sqft livestock pen, both equipped with electricity & water, plus an open-sided building adds 600 sqft of usable storage for hay or equipment. Enjoy the picturesque views overlooking the expansive backyard, trees & pond. This is a rare find; one you will not want to miss!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21202469

**YEAR BUILT:** 1998

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Dane Ranch

**LIST DATE:** 04/01/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,083

**TOTAL BEDS:** 3

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 17.5

**LOT SIZE (SQFT):** 762,300

## INTERIOR FEATURES

### KITCHEN:

- IrrigationEquipment

### FIREPLACE:

- Gas
- GasStarter
- GreatRoom
- Masonry
- Propane
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Gravel</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● CulDeSac</li><li>● Landscaped</li><li>● Pasture</li><li>● PondOnLot</li><li>● ManyTrees</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● RainGutters</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BarbedWire</li><li>● Perimeter</li><li>● Pipe</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● Propane</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● KitchenIsland</li><li>● Pantry</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Carol Doughty 

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**BROKERED BY:** Ready Real Estate LLC