

# 700 Vest Lane, Pilot Point, Texas 76258

**MLS#:** 20636031 **N** Active

[700 Vest Lane Pilot Point, TX 76258-1569](#)

**LP:** \$349,000

**Property Type:** Land

**SubType:** Unimproved Land



**Subdivision:** Hills of Pilot Point  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R970897](#)  
**Lot:** 29 **Block:** A  
**Legal:** THE HILLS AT PILOT POINT BLK A LOT 29  
**Unexmpt Tx:** \$4,399

**Lst \$/Acre:** \$129,499.07

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

|                           |                       |                            |
|---------------------------|-----------------------|----------------------------|
| <b># Lots:</b> 1          | <b>Lots Sold Sep:</b> | <b>Lots Sld Pkg:</b>       |
| <b>Land SqFt:</b> 117,394 | <b>Acres:</b> 2.695   | <b>\$/Lot SqFt:</b> \$2.97 |
| <b>Appraisr:</b>          |                       | <b>Subdivided:</b> No      |
| <b>Lot Dimen:</b>         |                       | <b>Will Subdv:</b> No      |

**HOA:** None

**HOA Dues:**

**HOA Co:**

**Phone:**

**Adult Community:** No

**General Information**

**AG Exemption:** No

**# Wells:**

**Bottom Land Ac:**

**School Information**

**School Dist:** Pilot Point ISD

**Elementary:** Pilot Point

**Intermediate:** Pilot Point

**Middle:** Pilot Point

**High:** Pilot Point

**Features**

**Lot Description:** Acreage, Subdivision

**Lot Size/Acres:** 1 to < 3 Acres

**Present Use:** Residential

**Proposed Use**

**Zoning Info:** Single family

**Development:** City Limits, Plat Approved, Streets Installed, Utilities Installed

**Street/Utilities:** Aerobic Septic, City Water, Co-op Electric, Concrete, Propane, Underground Utilities, No Sewer

**Road Front Desc:** City Street

**Road Surface:** Concrete

**Soil:**

**Surface Rights:**

**Waterfront:**

**Horses:** Yes **Dock Permitted:**

**Restrictions:** Deed

**Easements:** Natural Gas

**Documents:** Plat Approved

**Type of Fence:**

**Exterior Bldgs:**

**Miscellaneous:**

**Road Frontage:**

**Prop Finance:** Cash, Conventional

**Possession:** Closing/Funding

**Showing:** Go Show-No Appt. Needed

**Lake Pump:**

**Remarks**

**Property Description:**

Explore this prime 2.69-acre lot, offering an elevated setting to build your custom home with westward views of Lake Ray Roberts and the picturesque countryside beyond. Situated in the desirable Hills of Pilot Point, you'll enjoy the allure of country living within the City of Pilot Point. Conveniently located moments from Lake Ray Roberts and Jordan Branch State Park, outdoor enthusiasts will love the abundant recreational options, from boating and fishing to hiking and horseback riding along the scenic lakeside trails between Jordan Branch and Isle du Bois State Parks. With city water, underground utilities, and concrete streets, there is no HOA, yet you will still benefit from deed restrictions that ensure the integrity of the neighborhood, allowing for a minimum home size of 2500 square feet and the ability to add a shop or barn and have horses.

**Public Driving Directions:**

From Massey Rd, straight into the Hills of Pilot Point. At the NW corner as Vest turns west.

**Agent/Office Information**

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 06/06/2024 15:27