



7430 DAWN AVENUE
PILOT POINT, TX 76258



\$1,300,000



3,495 sqft



4 beds



4 baths

DESCRIPTION

Rare find with 2 homes set on the property. Situated on 2 beautifully cultivated acres, this one-of-a-kind property is a true gardener's paradise and private retreat. The grounds have been masterfully designed with raised garden beds, a greenhouse, winding bunny trails, and natural deer and wildlife runs—creating a serene, storybook setting. The backyard is the undeniable centerpiece, complete with a tranquil stream and pond view, best enjoyed from the expansive covered patio. The custom Craftsman-style home showcases timeless character with extensive white oak finishes and solid core doors throughout. Inside the main residence, you'll find 3 spacious bedrooms and 3 full bathrooms, along with a warm and inviting living area anchored by a stunning stone fireplace. A rare and valuable feature of this property is the separate second property—ideal for guests, multigenerational living, or private workspace. It offers a large living area, full kitchen, bedroom, full bath, and an oversized closet for exceptional comfort and flexibility. Additional highlights include a 3-car garage with epoxy flooring and dedicated workshop space, a whole-home generator, and a large powered storage shed tucked behind the second living area. Located within a gated community, this property offers privacy, functionality, and unmatched outdoor beauty—all centered around a backyard that truly steals the show.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21219859

YEAR BUILT: 2012

COUNTY: Denton

TRACT OR SUBDIVIION: Timberlake Trails

LIST DATE: 03/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,495

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

KITCHEN:

- Generator
- IrrigationEquipment

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- GasRange
- Microwave
- PlumbedForGas

FIREPLACE:

- Stone

WINDOWS:

- Skylights
- WindowCoverings

FLOOR COVERINGS:

- CeramicTile
- Hardwood
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Craftsman● Detached	PARKING: <ul style="list-style-type: none">● Garage	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● BackYard● InteriorLot● Lawn● Landscaped● PondOnLot● ManyTrees● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Garden● RainGutters● Storage	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces● Gas	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DoubleVanity● EatInKitchen● InLawFloorplan● KitchenIsland● MultipleMasterSuites● OpenFloorplan● Pantry● CableTv● NaturalWoodwork● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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COMMUNITY:

- Gated

LISTED BY: Mike Farish 

PHONE: 469.500.5517

BROKERED BY: Coldwell Banker Apex, REALTORS