



3020 MELTON ROAD
SANGER, TX 76266



\$3,360,000



3,544 sqft



6 beds



4 baths

DESCRIPTION

Experience the ultimate in countryside living, where 122+ breathtaking acres of rolling pastures and wide open spaces create a truly unforgettable setting. Perfectly positioned on a picturesque hilltop, this remarkable property includes sweeping views of the surrounding countryside, nearby Lake Ray Roberts public hunting land, and direct access backing up to Corps of Engineers land, providing both privacy and an unmatched natural backdrop. The property is complete with a pond, mature trees, and abundant space to make your vision a reality. A spacious 3,544 sqft single-story home with 6 bedrooms and 3.5 baths sits atop the hill, offering plenty of room for gatherings while allowing the land itself to truly take center stage. Rarely does an opportunity like this come along, your own private retreat with limitless potential. Don't miss your chance to own a one-of-a-kind piece of Texas paradise.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21213686

YEAR BUILT: 1976

COUNTY: Denton

TRACT OR SUBDIVIION: J Morton

LIST DATE: 03/20/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,544

TOTAL BEDS: 6

FULL BATHS: 3

HALF BATHS: 1

ACRES: 122.36

LOT SIZE (SQFT): 5,329,958

INTERIOR FEATURES

FIREPLACE:

- Gas

APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Detached
- Farmhouse

PARKING:

- AttachedCarport

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- CornerLot
- Pasture
- PondOnLot
- ManyTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- OutdoorGrill
- RainGutters

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - CedarClosets
 - Chandelier
 - KitchenIsland
-

LISTED BY: Dee Pryor 

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BROKERED BY: Legacy Real Estate of Texas