



## 2431 DR SANDERS ROAD

CROSS ROADS, TX 76227



\$2,750,000



2,921 sqft



4 beds



4 baths

## DESCRIPTION

Welcome to 2431 Dr. Sanders Road in the heart of Aubrey, Texas. A perfect blend of comfort, space, and country charm. Nestled on a generous 20 acre lot, this beautiful property offers the peace and privacy of rural living while still being conveniently close to shopping and dining. Step inside to discover a thoughtfully designed layout featuring spacious living areas, abundant natural light, and stylish finishes throughout. One of the home's most captivating features is the view. Enjoy scenic surroundings from every room, creating a bright, open feel and a constant connection to the beauty of the outdoors. The kitchen serves as the heart of the home, offering ample counter space, stainless steel appliances, and a seamless flow into the dining and living areas, ideal for both everyday living and entertaining. The primary suite provides a relaxing retreat with a well-appointed ensuite bath, plenty of closet space, and tranquil views to start and end your day. Additional bedrooms are generously sized, each offering their own inviting perspective and flexibility for family, guests, or a home office. Equestrian enthusiasts and hobbyists alike will appreciate the impressive 20,000 sq ft barn, complete with an indoor riding arena, a fully equipped shop, bonus space with a bathroom, and a dedicated tack room. The property also features an outdoor arena, providing the perfect setup for training, riding, or hosting events. Adding even more value, the property benefits from an AG exemption, offering potential property tax savings while supporting agricultural use. Outside, enjoy wide-open Texas skies from your backyard perfect for relaxing evenings, weekend gatherings, or simply soaking in the serene surroundings. With plenty of room to grow, this property offers endless possibilities. If you're looking for a place where every window brings in a view, and where exceptional equestrian amenities meet peaceful country living, this is the one.

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

**MLS STATUS:** Active

**MLS:** 21225206

**YEAR BUILT:** 2002

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** J Bridges

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

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,921

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 20.02

**LOT SIZE (SQFT):** 872,071

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### FIREPLACE:

- LivingRoom
- WoodBurning

### FLOOR COVERINGS:

- Concrete

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- Disposal
- GasRange
- PlumbedForGas

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● CircularDriveway</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● InteriorLot</li><li>● Landscaped</li><li>● Pasture</li><li>● PondOnLot</li><li>● ManyTrees</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>● FirePit</li><li>● Lighting</li><li>● PrivateEntrance</li><li>● RainGutters</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● InGround</li><li>● Pool</li><li>● Waterfall</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>● Fenced</li><li>● Full</li><li>● Gate</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● Propane</li><li>● MunicipalUtilities</li><li>● SepticAvailable</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>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecurityGate</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** April Gadoci 

**BROKERED BY:** Magnolia Realty Grapevine