

# 15 Oak Bluff Drive, Cross Roads, Texas 76227

**MLS#:** 21193863 \$ Active

[15 Oak Bluff Drive Cross Roads, TX 76227-7096](#)

**LP:** \$599,000

**Property Type:** Residential

**SubType:** Single Family



**Also For Lease:** N  
**Subdivision:** James Williamson  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R98208](#)  
**Lot:** **Block:**  
**Legal:** A1418A JAMES WILLIAMSON, TR 53, 1.5 ACRES  
**Unexempt Tx:** \$7,395  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** \$276.80

**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 3 **Tot Bth:** 3 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 2 **Pool:** No  
**Half Bath:** 1 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 2,164/Assessor  
**Yr Built:** 1994/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** Mandatory  
**Access Unit:** No

**Hdcp Am:** No  
**Horses?:** No  
**Attached:** No  
**Acres:** 1.500  
**HOA Dues:** \$110/Monthly  
**AccUnit SF:**

**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Unit Type:**

### School Information

**School Dist:** Aubrey ISD  
**Elementary:** HI Brockett **Middle:** Aubrey **High:** Aubrey

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	19 x 18 / 1	Built-in Cabinets, Ceiling Fan(s), Fireplace	Kitchen	22 x 13 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Farm Sink, Granite/Granite Type Countertop, Kitchen Island, Pantry, Second Pantry, Walk-in Pantry, Water Line to Refrigerator
Dining Room	13 x 11 / 1	Butlers Pantry	Bedroom-Primary	18 x 16 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Garden Tub, Medicine Cabinet, Separate Shower, Walk-in Closet(s)
Bedroom	17 x 11 / 1	Ceiling Fan(s), Walk-in Closet(s)	Bedroom	13 x 11 / 1	Built-in Cabinets, Ceiling Fan(s), Walk-in Closet(s)
Utility Room	10 x 6 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility			

### General Information

**Housing Type:** Single Detached  
**Style of House:** Traditional  
**Lot Size/Acres:** 1 to < 3 Acres  
**Alarm/Security:** Burglar, Security System Owned, Smoke Detector(s)  
**Soil:**  
**Heating:** Central, Propane  
**Roof:** Shingle  
**Windows:** Shutters  
**Construction:** Rock/Stone, Wood, Other  
**Crops/Grasses:**  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:** Gas Logs, Gas Starter, Living Room, Propane, Stone, Wood Burning  
**Flooring:** Tile, Wood  
**Levels:** 1  
**Type of Fence:** Back Yard, Gate, Partial, Wood, Wrought Iron  
**Cooling:** Ceiling Fan(s), Central Air, Electric  
**Accessible Ft:**  
**Cmplx Appv For:**  
**Patio/Porch:** Deck  
**Vegetation:** Heavily Wooded  
**Special Notes:** Deed Restrictions, Survey Available  
**Listing Terms:** Cash, Conventional

### Features

**Appliances:** Built-in Refrigerator, Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Oven-Convection, Vented Exhaust Fan, Water Purifier  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup  
**Interior Feat:** Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  
**Exterior Feat:** Rain Gutters, Storage, Other  
**Park/Garage:** Circular Driveway, Driveway, Garage, Garage Door Opener, Garage Faces Front, Garage Single Door, Gated, Oversized

**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Water, Community Mailbox, Individual Water Meter, Overhead Utilities, Private Road, Propane, Well  
**Lot Description:** Acreage, Hilly, Interior Lot, Irregular Lot, Landscaped, Native - Oak, Sloped, Sprinkler System, Subdivision  
**HOA Includes:** Management Fees  
**Other Structures:** Storage  
**Restrictions:** Deed  
**Easements:** Utilities  
**Other Equipment:**

---

**Remarks**

---

**Property Description:** Located in a gated acreage community in Cross Roads, this 1.5-acre property offers space, updates, and convenient access to Denton, Frisco, and the major corridors of the DFW Metroplex. The single-story home features approximately 2,164 square feet, three bedrooms, two full baths, and a half bath, with a functional, open layout suited for everyday living. The main living area is highlighted by a cathedral ceiling and a floor-to-ceiling stone fireplace, creating a central gathering space that connects naturally to the kitchen and dining areas. The kitchen has been updated with granite countertops, stainless steel appliances, gas cooking, and ample cabinet space. Hardwood and tile flooring run throughout the main living areas, providing a clean, durable finish. Outdoor living includes a dog-friendly fenced backyard, a large deck, and a hot tub, providing usable space for both relaxation and entertaining. The property is supported by both community water and a private well that currently serves the irrigation system, although it can be switched to serve the entire property. Recent improvements include a roof replacement in January 2026, along with other updates completed over time. The home has been pre-inspected, with many items already addressed, and documentation is available for review. Positioned for buyers seeking acreage living with accessibility to nearby amenities, this property offers a solid combination of space, function, and improvements within a gated neighborhood setting.

**Public Driving Directions:** Hwy 380 between Fishtrap and Rock Hill Rd - Enter Oak Bluff on the north side of Hwy380 - Stay to right upon entering. Property on the left side at the top of the hill.

---

**Agent/Office Information**

---

**Lst Ofc:** KELLER WILLIAMS REALTY

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

---

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 04/19/2026 17:52

Information Deemed Reliable, but not Guaranteed. Copyright: 2026 NTREIS.