

9690 Vail Eton Drive, Pilot Point, Texas 76258

**MLS#:** 21163559 Incomplete  
**Property Type:** Residential

[9690 Vail Eton Drive Pilot Point, TX 76258-6750](#)

**LP:** \$749,000

**SubType:** Single Family



**Also For Lease:** N  
**Subdivision:** Running Spgs  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R128550](#)  
**Lot:** 25 **Block:**  
**Legal:** RUNNING SPRINGS LOT 25  
**Unexempt Tx:** \$7,288  
**Spcl Tax Auth:** No

**List \$/SqFt:** \$339.22

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

**Beds:** 3 **Tot Bth:** 2 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 0 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 2,208/Appraiser  
**Yr Built:** 1995/Other/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**Access Unit:** No

**Hdcp Am:** No  
**Horses?:** Yes  
**Attached:** No  
**Acres:** 3.000  
**HOA Dues:**  
**AccUnit SF:**  
**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 2  
**Cov Prk:** 4  
**Unit Type:**

**School Information**

**School Dist:** Pilot Point ISD  
**Elementary:** Pilot Point **Middle:** Pilot Point **High:** Pilot Point  
**Intermediate:** Pilot Point

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	19 x 18 / 1	Ceiling Fan(s), Fireplace	Office	13 x 11 / 1	Built-in Cabinets, Built-In Desk
Kitchen	18 x 11 / 1	Breakfast Bar, Built-in Cabinets, Galley Kitchen, Granite/Granite Type Countertop, Water Line to Refrigerator	Dining Room	11 x 9 / 1	
Utility Room	11 x 9 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility	Bedroom-Primary	15 x 13 / 1	Ceiling Fan(s), Ensuite Bath, Sitting Area in Primary, Walk-in Closet(s)
Bath-Primary	0 x 0 / 1	Built-in Cabinets, Dual Sinks, Ensuite Bath, Garden Tub, Granite/Granite Type Countertop, Separate Shower	Bedroom	12 x 12 / 1	Ceiling Fan(s), Walk-in Closet(s)
Bedroom	12 x 12 / 1	Ceiling Fan(s), Walk-in Closet(s)	Bath-Full	0 x 0 / 1	Granite/Granite Type Countertop, Separate Shower

**General Information**

**Housing Type:** Single Detached  
**Style of House:** Traditional  
**Lot Size/Acres:** 3 to < 5 Acres  
**Soil:** Sandy Loam  
**Heating:** Central, Electric  
**Roof:** Shingle  
**Windows:** Window Coverings  
**Construction:** Brick  
**Crops/Grasses:**  
**Foundation:** Slab  
**Basement:**  
**Possession:** Other  
**Fireplace Type:** Brick, Gas, Gas Logs, Living Room, Propane, See Remarks, Ventless  
**Flooring:** Carpet, Tile, Wood  
**Levels:** 1  
**Type of Fence:** Back Yard, Cross Fenced, Fenced, Partial Cross, Pipe, Wrought Iron  
**Cooling:** Ceiling Fan(s), Central Air, Electric  
**Accessible Ft:**  
**Cmplx Appv For:**  
**Patio/Porch:** Covered, Patio  
**Vegetation:** Partially Wooded  
**Special Notes:** Deed Restrictions  
**Listing Terms:** Cash, Conventional

**Features**

**Appliances:** Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Oven-Double, Refrigerator  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Dryer Hookup, Washer Hookup  
**Interior Feat:** Built-in Features, Granite Counters, High Speed Internet Available, Walk-In Closet(s)  
**Exterior Feat:** Covered Patio/Porch, Fire Pit, Rain Gutters, RV/Boat Parking, Stable/Barn  
**Park/Garage:** Additional Parking, Garage, Garage Door Opener, Garage Faces Side, Garage Single Door, RV Carport, See Remarks  
**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Underground Utilities, Unincorporated, No City Services

**Lot Description:** Acreage, Few Trees, Interior Lot, Landscaped, Level, Lrg. Backyard Grass, Native - Oak, Native - Pine, Pasture, Subdivision  
**Other Structures:** Barn(s), Gazebo, Outbuilding, RV/Boat Storage, See Remarks, Shed(s)  
**Restrictions:** Deed  
**Easements:** Utilities  
**Other Equipment:**

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**Remarks**

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**Property Description:** Located on 3 scenic acres in the desirable Running Springs acreage neighborhood between Pilot Point and Aubrey, this well-maintained single-story custom home offers privacy, functionality, and room for horses. Positioned at the back of the neighborhood, the home provides approximately 2,260sf of interior living space, 3 bedrooms, a spacious living area centered around a brick gas fireplace, and a dedicated home office. The kitchen features granite countertops, stainless appliances, double ovens, and an open connection to the dinette. The primary suite includes an adjoining flex room that is ideal as a private sitting area, dressing room, or expanded closet space. Wood floors extend through the foyer, living areas, office, kitchen, and dining space, with tile in both bathrooms and the oversized utility room. The home was wonderfully updated in 2020, including the kitchen and baths, paint, flooring, countertops, and appliances. The attached two-car garage includes a walk-in storm shelter and a door to the fenced backyard. A covered back patio, accessible from the main living space, opens to a nice gazebo, which leads to a flagstone patio with a fire pit, all under a canopy of mature shade trees that create a comfortable outdoor setting. The property is set up for horses with pipe and no-climb pasture fencing, a loafing shed, & sandy loam soil. Additional improvements include a 24 x 30 covered outbuilding suitable for boat or RV storage, and a 40 x 52 classic lofted wood barn with decades of character, updated with attractive metal siding, and two horse stalls with direct access to the pasture. Running Springs in Pilot Point is an established, single-access neighborhood of homes on acreage. Just minutes from Lake Ray Roberts, residents can enjoy quick access to boating, fishing, equestrian & hiking trails. With its country setting, the location offers good access to Denton, Frisco, the Dallas North Tollway, & business, dining, & retail hubs across North DFW.

**Public Driving Directions:** Osburn Rd between Cole Rd and Fm2931. South into Running Springs on Vail Eton. Right at "Y". Circle around to back past Elane Way on north side.

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**Agent/Office Information**

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**Lst Ofc:** KELLER WILLIAMS REALTY

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

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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 01/31/2026 09:44

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