



www.lakeviewsanger.com

Community Overview

Contact Information

Address:

1180 McReynolds Rd
Sanger, TX 76266

Email:

steveb@trecrei.com

Phone:

+1(817) 793-0209

Overview

Discover a once-in-a-lifetime opportunity to own a piece of luxury at an exclusive private-living community, amidst nature. This high-end property is perfectly positioned for quality living, future investment, or a dream forever home. Whether you desire a custom-built retreat, a secure long-term investment, or simply a peaceful escape from the city's madding crowd - Lakeside Estates has it all. Contact today before all the slots are sold out!

Scenic Location & Land Features

- Located on a serene hilltop with **180°** panoramic and Valley views of Lake Ray Roberts.
- Enjoy breathtaking sunrise and sunset views every day.
- Only **22** exclusive estate lots in a gated private community.
- Each lot is a minimum of **2 acres** for spacious, private living.
- Lush natural surroundings with direct proximity to **29,000-acre** Lake Ray Roberts.

Build on Your Own Terms

- Bring your own custom builder - freedom to design your dream home.
- Minimum home size: **4,300 sq. ft**
- All homes require HOA approval to maintain community standards.

Prime Accessibility & Location Perks

- **8 minutes** to Lake Ray Roberts Marina
- **15 minutes** to Ray Roberts State Park
- **10 minutes** to Ray Roberts Greenbelt Trail walk
- **20 minutes** to the University of North Texas (UNT)
- **45 to 50 minutes** to DFW Airport & Frisco Metroplex
- Award-Winning **Sanger ISD**
- Easy access to major recreational, commercial, and educational hubs

Nearby Attractions & Recreation

- Public boat launches, nature trails, fishing, and picnic spots nearby
- Ray Roberts State Recreation Area - **351 acres** of wildlife and outdoor fun
- **444 acres** of Army core of engineers
- Texas Motor Speedway and WinStar Casino within **30-35 minutes**
- 35 minutes to WinStar World Casino & Golf Club Academy
- Public hunting areas and cycling trails for active families

Utility Independence & Low Taxes

- No city taxes -located in Denton County
- No water bills - private water wells
- No sewer bills - private septic systems
- No gas bills - propane ready
- CoServ Electric