

FAQ SHEET

PROPERTY: 140 DOGWOOD DRIVE | KRUGERVILLE, TX

Q: What is the interior layout, and what are the utility and sewage setups for a property of this size?

A: This home is designed with a highly functional layout that maximizes its footprint. Beyond the primary living spaces, the interior features several dedicated areas for work and leisure. The home is ideal for remote work, featuring a private office on the 1st floor for primary business and a clever 2nd-floor office cubby, perfect for a secondary workspace or a quiet homework station. The 2nd-floor media room provides a dedicated space for movie nights or gaming, tucked away from the main living areas. The 1st floor is designed for easy living with a dedicated laundry room and a half bath for guests, ensuring the main living areas remain uncluttered and functional. Since the home sits on a spacious 0.505-acre lot, it utilizes an aerobic septic system rather than a city sewer connection. The home is primarily electric but features a propane system to power the central heating, water heater and the gas starter for the living room fireplace.

Q: What does the Homeowners Association (HOA) cover?

A: The property is part of The Woodlands community. The mandatory HOA fee is notably low at approximately \$25 per month (\$300 annually). This fee maintains the common neighborhood aesthetic and ensures property standards are upheld throughout the heavily treed development.

Q: What makes this home stand out from other listings in Krugerville?

A: The hallmark of 140 Dogwood Drive is its exceptional pride of ownership. As a one-owner home meticulously cared for by a U.S. Veteran, every corner of this property reflects a high standard of discipline and attention to detail. From the pristine mechanical maintenance to the manicured grounds, this isn't just a house—it is a residence that has been kept in "parade-ready" condition since the day it was built.

Q: What are the details regarding parking and the garage?

A: One of the standout architectural features is the 3-car garage paired with a porte-cochere. This provides ample covered parking for residents and guests while maintaining the curb appeal of the traditional stone and brick exterior.

Q: What school district is the property located in?

A: The home is located within the Aubrey Independent School District. Currently, the tax rate sits at approximately 1.83%, and new owners are encouraged to file for a Texas Homestead Exemption to help manage future assessment increases.

TOP FIVE

ACTIVITIES & ATTRACTIONS NEAR THIS HOME

1. Ray Roberts Lake State Park:

A massive natural playground perfect for every outdoor enthusiast.

- Activities: Hiking, mountain biking, and horseback riding across 20 miles of multi-use trails.
- Water Fun: Full-service marina, boat rentals, and designated swimming beaches.
- Experience: Iconic Texas sunsets and premier lakeside camping.

2. Sharkarosa Wildlife Ranch:

A unique, 126-acre educational park offering up-close animal encounters.

- See the Wildlife: Home to lemurs, camels, zebras, and rare reptiles.
- Adventure: Take a guided tram ride through the park to see animals in their natural habitats.
- Family Fun: Interactive presentations and weekend events make it a local favorite.

3. Lake Lewisville:

One of the premier perks of this location is its proximity to Lake Lewisville, one of North Texas' largest and most vibrant recreational hubs. Residents of Krugerville enjoy a short, scenic drive (roughly 10-15 minutes) to major lake access points.

- Renowned for its premier fishing, the lake offers some of the state's best opportunities for catching largemouth bass, crappie, and catfish.
- With over 29,000 acres of water and 16+ public ramps, the lake is a hub for high-energy fun.
- Grab dinner with a sunset view at The Lakefront in Little Elm or explore miles of pristine hiking and kayaking trails at the 2,600-acre LLELA Nature Preserve.

4. Denton's Historic "Square":

The cultural heartbeat of the region, anchored by the Courthouse-on-the-Square Museum.

- History: Explore the 1896 landmark courthouse and its fascinating exhibits.
- Lifestyle: Walkable streets filled with award-winning local eateries, craft coffee shops, and antique stores.
- Vibe: Famous for its live music scene and vibrant community festivals.

5. Little Elm Park & Beach:

Experience a resort-style atmosphere on the shores of Lake Lewisville.

- The Beach: One of the largest sandy inland beaches in North Texas.
- Recreation: Features professional sand volleyball courts, an amphitheater, and a massive playground.
- Events: Home to "Autumn Fest" and numerous outdoor concert series throughout the year.