

\$785,000 - 1201 White Squall Trail, Arlington

MLS® #21108556

\$785,000

4 Bedroom, 3.00 Bathroom, 3,042 sqft

Residential on 0.27 Acres

Viridian Village 2a, Arlington, TX

Welcome to this beautiful home in the heart of Arlington's premier Viridian community. This beautifully upgraded home has been thoughtfully enhanced with attic insulation, attic flooring, hand scraped wood floors, and custom window shutters and blinds. The entry features a a steel front door paired with a biometric Lockley keypad, and the patio is finished with a matching steel door and custom remote controlled shades that expands your outdoor living space. The backyard includes professionally installed turf and a storage building, and the extended driveway leads to an epoxy coated garage equipped with MyQ openers. Inside the home you will find soft close cabinets, custom spice rack inserts above the range, an extra large expandable laundry drying rack, plus wiring for surround sound in the living area. The primary suite offers a large shower with dual shower heads and an oversized closet with third tier hanging space. Additional upgrades include automated Leviton uplighting, upgraded AC sensors in the attic, and full warranties on the AC system and tankless water heaters that has had biannual inspections since installation. The location is ideal, close enough to walk to local amenities yet peacefully removed from main traffic. The community provides 24 hour security, resort style pools, a dog park, tennis and pickleball courts, miles of scenic trails, sparkling lakes, and beautiful parks. Residents enjoy a vibrant atmosphere with easy access to the Lake Club, Sailing Center, swimming pools, tennis



and volleyball courts, trails, parks, and the on site elementary school. All of this is just minutes from shopping, dining, and entertainment, with convenient access to Highways 183, 360, and I-30. Homes with this level of care and upgrades are rare in Viridian, and this one is move in ready. Schedule your private showing today to experience the comfort, convenience, and lifestyle this exceptional property offers.

Built in 2018

Essential Information

MLS® #	21108556
Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,042
Acres	0.27
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1201 White Squall Trail
Subdivision	Viridian Village 2a
City	Arlington
County	Tarrant
State	TX
Zip Code	76005-1122

Amenities

Utilities	City Sewer, City Water, Concrete, Curbs, Sidewalk
Features	Club House, Community Pool, Curbs, Fishing, Fitness Center, Jogging Path/Bike Path, Pickle Ball Court, Pool, Sidewalks
# of Garages	3
Garages	Epoxy Flooring, Garage, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Pantry, Sound System Wiring, Walk-In Closet(s)
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Gas Logs, Living Room, Outside

Exterior

Exterior Features	Fire Pit, Rain Gutters, Outdoor Living Center, Private Yard, Storage
Lot Description	Corner Lot, Landscaped, No Backyard Grass, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Stone Veneer
Foundation	Slab

School Information

District	Hurst-Euless-Bedford ISD
Elementary	Viridian
High	Trinity

Listing Details

Listing Agent	Chandler Crouch
Listing Office	Chandler Crouch, REALTORS

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