

\$444,000 - 6112 Fannin Drive, Arlington

MLS® #21117020

\$444,000

4 Bedroom, 2.10 Bathroom, 2,880 sqft

Residential on 0.20 Acres

Hunters Creek Add, Arlington, TX

Welcome to your NEW HOME! This Fabulous Home is the one you have been dreaming of. Step inside to discover a large, open concept with formal living area, large family room, formal dining room and breakfast area all ideal for your Holiday entertaining. Enjoy time with family and friends while cozying up to the gas fireplace. The home boasts natural hardwood flooring, adding warmth and elegance to this modern updated home. Just steps away, the cooks dream kitchen is both stylish and functional, offering plenty of cabinets with new granite countertops, a built-in cooktop, microwave, and oven, large island, walk in pantry, and a spacious wrap around bar ideal for entertaining or quick meals on the go. The large master suite, located on the lower floor, features a stylish ensuite with walk-in closet, his-and-her sinks with new beautiful granite countertops, toilet room, soaking tub, and a separate shower. Large Laundry room features a folding counter, upper cabinet, and hanging rod. Upstairs enjoy the large family-game room with large closet and 3 spacious bedrooms. You will also find a Large 2nd bathroom with double sink vanity and subway tiled, tub shower combo. Step outside to your private retreat, featuring a covered patio ready to be enclosed, with a beautiful rock terrace that leads to the amazing backyard beautifully landscaped for your enjoyment. Property backs up to large open space with no Neighbors behind you. Enjoy the Fannin Farm peacocks that visit the



beautiful neighborhood regularly. If you love outdoors, enjoy the neighborhood walking trails in the Fannin Natural Area located just down the street. Room sizes are estimated

Built in 1999

Essential Information

MLS® #	21117020
Price	\$444,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,880
Acres	0.20
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	6112 Fannin Drive
Subdivision	Hunters Creek Add
City	Arlington
County	Tarrant
State	TX
Zip Code	76001-5692

Amenities

Utilities	Asphalt, Cable Available, City Sewer, City Water, Curbs, Electricity Connected, Natural Gas Available, Sidewalk
Features	Jogging Path/Bike Path
# of Garages	2
Garages	Concrete, Driveway, Garage, Garage Door Opener, On Street

Interior

Interior Features	Cable TV Available, Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, Kitchen Island, Open Floorplan,
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	Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	None
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Logs, Gas Starter

Exterior

Exterior Features	Covered Porch(es), Rain Gutters
Lot Description	Landscaped, Sprinkler System
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Mansfield ISD
Elementary	Carol Holt
Middle	Howard
High	Summit

Listing Details

Listing Agent	Sherri Elwood
Listing Office	Greater Waco Realty, LLC

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