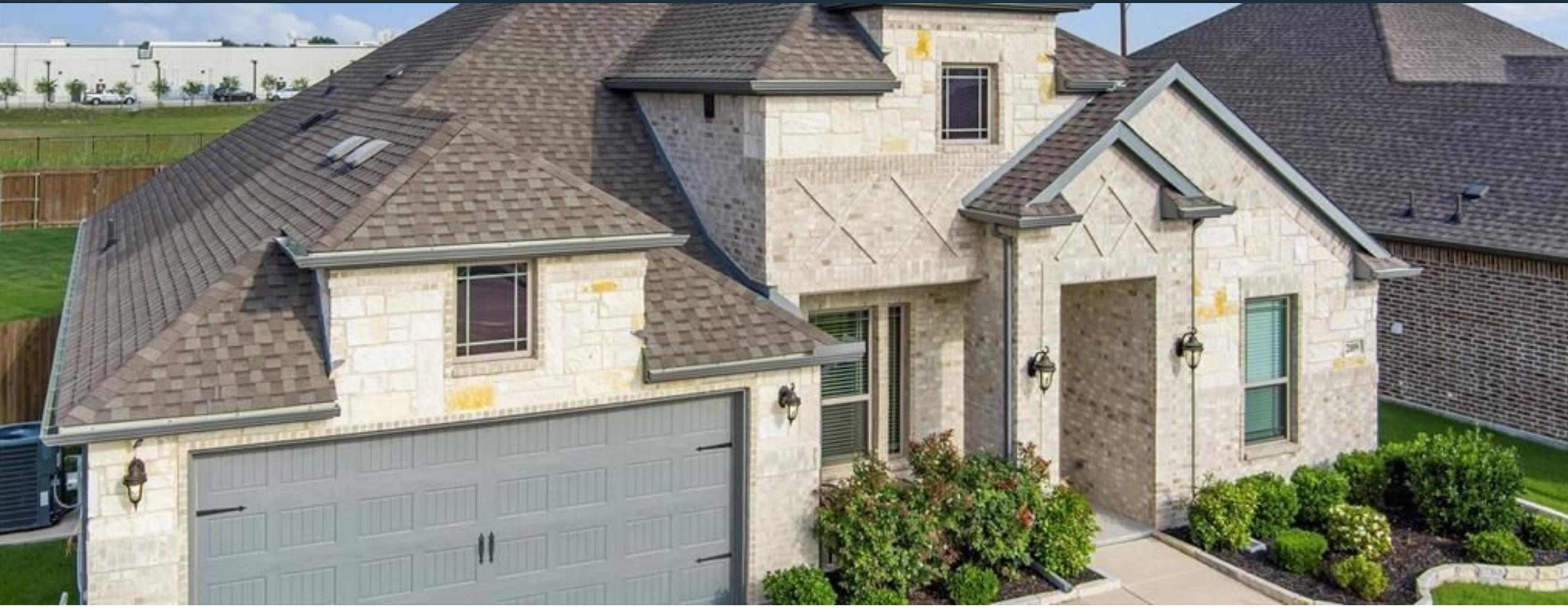
## 2109 LIRIOPE LANE, WAXAHACHIE, TX 75165

4 BD | 2 BA | 2,232 SQ. FT | 0.35 ACRE LOT

# \$400,000



## ABOUT THIS PROPERTY

Beautiful 4-bedroom, 2-bath home with a dedicated study, situated on a quiet cul-de-sac with no back neighbors. This home features an open floor plan with a split bedroom arrangement, perfect for privacy and functionality. The kitchen boasts an island with stainless steel appliances, including double ovens, and opens to the living and dining area—ideal for entertaining. Enjoy built-in sound system links to back porch speaker on the covered back porch, which is prepped for ceiling fans. The large backyard offers privacy and space to relax. Home is also equipped with a generator hook-up at the electrical panel for added convenience.

4 BED





BATH

O.35
ACRELOT



#### **ROLANDO LOPEZ**

Key Title Group m: (214) 603-6263 e: rolando@keytitlegroupdfw.com



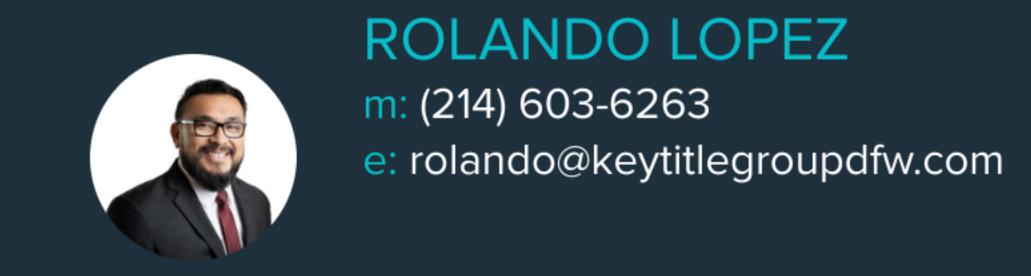
701 Highlander Blvd, Suite 130, Arlington, TX 76015





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#### **VERY CONVENIENT**

This home is in a very convenient area. Some errands in this location require a car and most major services are within 1 mile.



GAS 0.6 M

GROCERIES 1.7 MI



Bankof America.

0.7 MI



PHARMACY



COFFEE 1 MI



1.4 MI

**MEDICAL** 









## SCHOOLS IN YOUR AREA

The assigned schools are average for the area. There are also 3 private schools and 4 charter schools within 5 miles.



SIMPSON ELEMENTARY SCHOOL ASSIGNED



EDDIE FINLEY JUNIOR HIGH SCHOOL ASSIGNED



WAXAHACHIE HIGH SCHOOL ASSIGNED





# OUTDOOR - THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR



GOLF COURSE WAXAHACHIE COUNTRY CLUB (2.7 MILES)



PARK TED STANLEY MEMORIAL PARK (2.8 MILES)





#### **NEIGHBORHOOD EATS**

This home is located near 22 moderately priced restaurants and has an average variety of cuisines.

#### BY CATEGORY

| FAST FOOD             | 6 |
|-----------------------|---|
| PIZZA                 | 4 |
| AMERICAN              | 4 |
| MEXICAN               | 3 |
| CAFES, COFFEE AND TEA | 3 |

| INTERNATIONAL | 2 |
|---------------|---|
| BARBECUE      | 2 |
| SEAFOOD       | 1 |
| BARS          | 1 |

