

2109 LIRIOPE LANE, WAXAHACHIE, TX 75165

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

OFFERED AT

\$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



2
BATH



2,232
SQ. FT.

0.35
ACRE LOT



ROLANDO LOPEZ

Key Title Group

m: (214) 603-6263

e: rolando@keytitlegroupdfw.com



701 Highlander Blvd, Suite 130, Arlington, TX 76015



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 MI
- GYM
0.6 MI
- ATM
0.7 MI
- PHARMACY
1 MI
- COFFEE
1 MI
- MEDICAL
1.4 MI
- GROCERIES
1.7 MI
- CLEANERS
2.2 MI
- MOVIE THEATER
2.6 MI



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.

- K-5
SIMPSON ELEMENTARY SCHOOL
ASSIGNED
- 6-8
EDDIE FINLEY JUNIOR HIGH SCHOOL
ASSIGNED
- 9-12
WAXAHACHIE HIGH SCHOOL
ASSIGNED



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	INTERNATIONAL	2
PIZZA	4	BARBECUE	2
AMERICAN	4	SEAFOOD	1
MEXICAN	3	BARS	1
CAFES, COFFEE AND TEA	3		

