

2310 CREST PARK DR, ARLINGTON, TX 76006

5 BD | 4 BA | 3,867 SQ. FT | 7,449 SQ. FT LOT

OFFERED AT

\$474,000



ABOUT THIS PROPERTY

Discover this spacious and beautifully maintained home in the sought-after River Ridge Subdivision. Priced to sell, this property offers an incredible opportunity for the right buyer to add personal touches and truly make it their own. Enjoy generously sized rooms, soaring ceilings, and an abundance of natural light—ideal for hosting gatherings with friends and family. The kitchen features stainless steel appliances, including a built-in oven and a microwave that doubles as a convection oven—perfect for those who love to cook and entertain. A stunning brick fireplace serves as the focal point of the living area—truly a must-see!

5
BED



4
BATH



3,867
SQ. FT.

7,449
SQ. FT. LOT



ROLANDO LOPEZ

Key Title Group

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701 Highlander Blvd, Suite 130, Arlington, TX 76015



AREA REPORT

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.

- GYM 0.3 MI
- CLEANERS 0.4 MI
- GAS 0.4 MI
- PHARMACY 0.4 MI
- COFFEE 0.4 MI
- ATM 0.5 MI
- MEDICAL 0.5 MI
- GROCERIES 0.6 MI
- MOVIE THEATER 2.5 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 4 private schools and 17 charter schools within 5 miles.

- 6 RATING**
EE-6 ELLIS ELEMENTARY SCHOOL ASSIGNED
- 6 RATING**
7-8 NICHOLS JUNIOR HIGH SCHOOL ASSIGNED
- 2 RATING**
9-12 LAMAR HIGH SCHOOL ASSIGNED



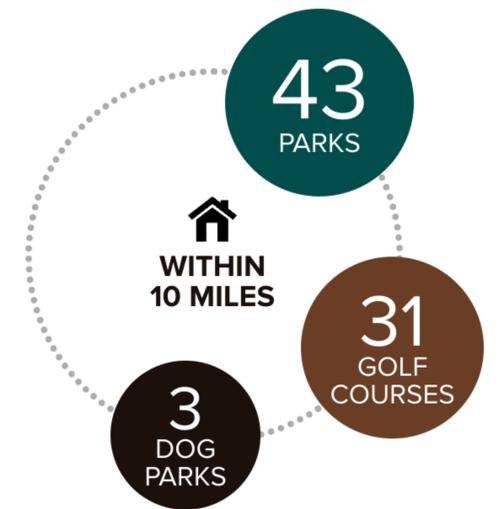
OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK DIXON W. HOLMAN PARK (0.1 MILES)
- GOLF COURSE GREAT SOUTHWEST GOLF CLUB (1.0 MILES)
- DOG PARK RICKEL PARK (5.4 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 116 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

FAST FOOD	20	ITALIAN	7
AMERICAN	18	SEAFOOD	7
PIZZA	13	CAFES, COFFEE AND TEA	6
ASIAN	12	INTERNATIONAL	5
MEXICAN	9	OTHER	16

