

806 MARIGOLD DRIVE, CEDAR HILL, TX 75104
3 BD | 2 BA | 2,014 SQ. FT | 0.26 ACRE LOT

OFFERED AT
\$325,000



ABOUT THIS PROPERTY

Oh my! Have you seen the courtyard??? Welcome to 806 Marigold Drive, nestled in a friendly Cedar Hill neighborhood. This well-maintained 3-bedroom, 2-bath home offers 2,014 square feet of comfortable living space. With tasteful updates, front and rear outdoor spaces, storage-workshop, fenced backyard, and more! Step outside to over a quarter of an acre of outdoor space, ideal for relaxation or entertaining. The large backyard invites endless possibilities, from gardening to gatherings. With its welcoming charm and practical amenities, this home is ready to meet your everyday needs. Come see it and feel right at home!

3
BED



2
BATH

2,014
SQ. FT.

0.26
ACRE LOT



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



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.

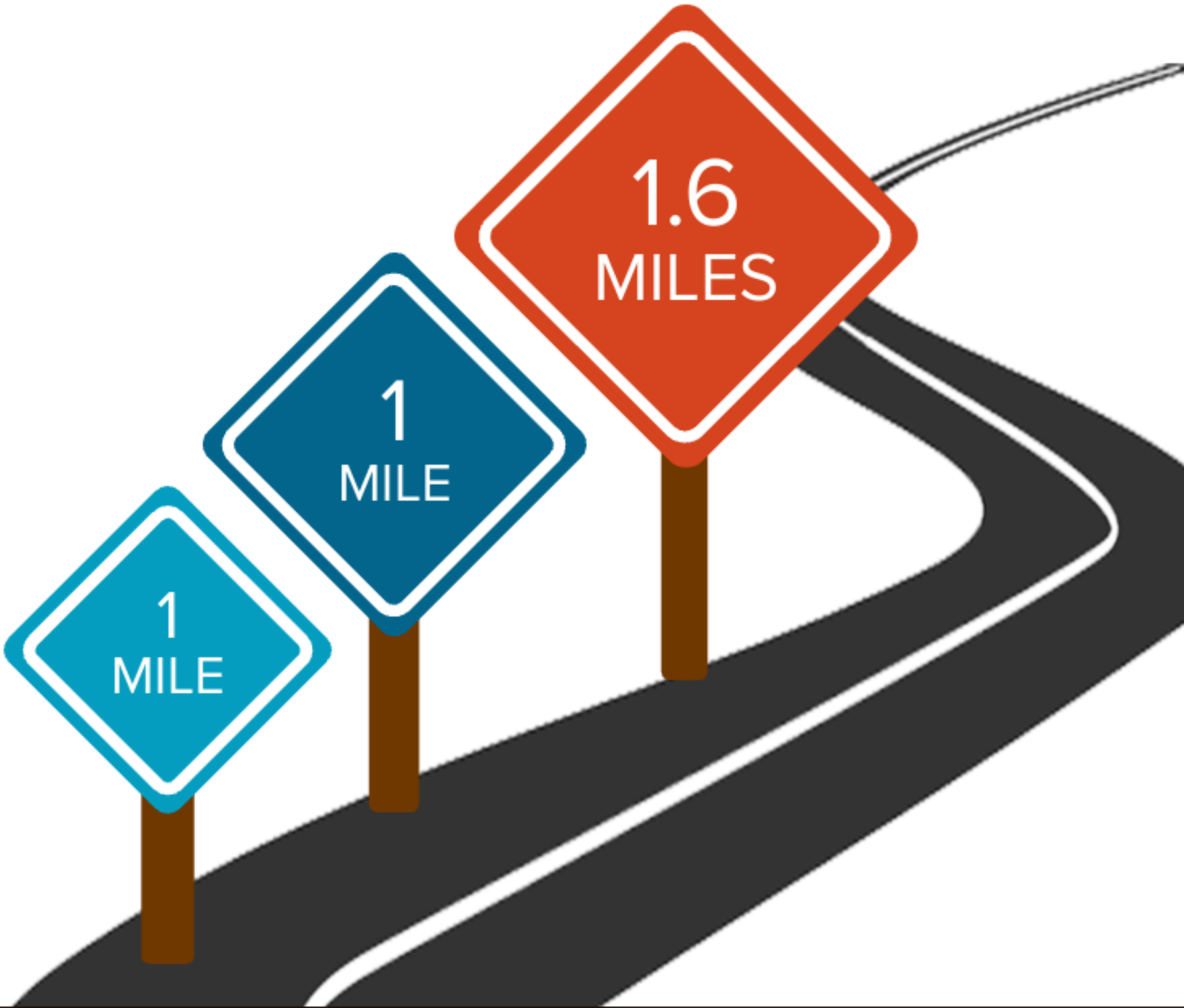
- MEDICAL
0.1 MI
- COFFEE
0.3 MI
- PHARMACY
0.3 MI
- GAS
0.4 MI
- CLEANERS
0.4 MI
- GROCERIES
0.4 MI
- ATM
0.4 MI
- GYM
1 MI
- MOVIE THEATER
1.2 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **3** private schools and **9** charter schools within **5** miles.

- 5** RATING
PK-5
WATERFORD OAKS
ELEMENTARY SCHOOL
ASSIGNED
- 5** RATING
6-8
BESSIE COLEMAN
MIDDLE SCHOOL
ASSIGNED
- 2** RATING
9-12
CEDAR HILL HIGH
SCHOOL
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE
THORNTREE COUNTRY CLUB
(3.4 MILES)
- PARK
ARMSTRONG PARK &
KIDSVILLE
(3.5 MILES)
- LAKE
JOE POOL LAKE
(5.4 MILES)



NEIGHBORHOOD EATS

This home is located near **52** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

AMERICAN	13	CAFES, COFFEE AND TEA	4
FAST FOOD	12	INTERNATIONAL	3
PIZZA	7	SEAFOOD	2
MEXICAN	6	BARBECUE	2
ASIAN	5	OTHER	2

