

1400 BENNETT DRIVE, ARLINGTON, TX 76013

2 BD | 1 BA | 1,046 SQ. FT. | 7,231 SQ. FT. LOT

OFFERED AT

\$250,000



## ABOUT THIS PROPERTY

Nestled in the heart of Arlington, this inviting home blends vintage charm with thoughtful modern updates. Situated on a generously sized lot with mature trees, this move-in ready property offers curb appeal, comfort, and convenience all in one. Step inside to a light-filled living area with updated recessed lighting, fresh paint, and real hardwood flooring throughout. The floor plan flows easily from the cozy living space into the dedicated dining area and kitchen, making it ideal for everyday living or entertaining guests. The primary bedroom is a calming retreat with multiple windows for natural light and ample space for furnishings.



1,046  
SQ. FT.

7,231  
SQ. FT. LOT



**ROLANDO LOPEZ**

Key Title Group

m: (214) 603-6263

e: [rolando@keytitlegroupdfw.com](mailto:rolando@keytitlegroupdfw.com)



701 Highlander Blvd, Suite 410, Arlington, TX 76015

1400 BENNETT DRIVE, ARLINGTON, TX 76013

2 BD | 1 BA | 1,046 SQ. FT | 7,231 SQ. FT LOT



ROLANDO LOPEZ  
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
- PHARMACY 0.3 MI
- CLEANERS 0.5 MI
- COFFEE 0.3 MI
- GAS 0.4 MI
- MOVIE THEATER 0.7 MI
- GROCERIES 0.3 MI
- ATM 0.4 MI
- GYM 1.1 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **17** private schools and **15** charter schools within **5 miles**.

- 7 RATING** EE-6 SWIFT ELEMENTARY SCHOOL ASSIGNED
- 6 RATING** 7-8 BAILEY JUNIOR HIGH SCHOOL ASSIGNED
- 4 RATING** 9-12 ARLINGTON HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- PARK FOUNDERS PLAZA (1.1 MILES)
- GOLF COURSE ARLINGTON CITY (1.8 MILES)
- DOG PARK TAILS AND TRAILS DOG PARK (5.2 MILES)
- LAKE JOE POOL LAKE (9.2 MILES)



### NEIGHBORHOOD EATS

This home is located near **127** moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

AMERICAN .....	35	BARBECUE .....	5
FAST FOOD .....	25	SPORTS BARS .....	4
ASIAN .....	16	INTERNATIONAL .....	4
MEXICAN .....	10	DELIS .....	3
ITALIAN .....	9	OTHER .....	12

