

1207 HIGHLAND DRIVE, ARLINGTON, TX 76010

4 BD | 3 BA | 2,265 SQ. FT | 0.28 ACRE LOT

OFFERED AT

\$525,000



## ABOUT THIS PROPERTY

Property Description: Welcome to this stunning corner-lot home where style, space, and custom details come together beautifully. This 4-bedroom, 2.5-bath home features a spacious open-concept floor plan perfect for comfortable living and entertaining. The inviting living room includes a cozy fireplace, creating a warm and welcoming atmosphere for family and guests. The kitchen stands out with beautiful custom-made cabinets, offering both elegance and plenty of storage. Throughout the home you'll find beautiful finished wood glue-down flooring, adding durability, style, and a seamless look to the living spaces.

4  
BED



3  
BATH



2,265  
SQ. FT.

0.28  
ACRE LOT



**ROLANDO LOPEZ**

Key Title Group

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701 Highlander Blvd, Suite 410, 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 0.3 MI
- CLEANERS 0.4 MI
- GROCERIES 0.4 MI
- MEDICAL 0.4 MI
- ATM 0.4 MI
- PHARMACY 0.7 MI
- COFFEE 0.9 MI
- GYM 1.4 MI
- MOVIE THEATER 1.9 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **10** private schools and **17** charter schools within **5 miles**.

- 8 RATING** EE-6 RANKIN ELEMENTARY SCHOOL ASSIGNED
- 5 RATING** 7-8 CARTER JUNIOR HIGH SCHOOL ASSIGNED
- 3 RATING** 9-12 SAM HOUSTON HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- PARK BURL L. WILKES PARK (0.5 MILES)
- GOLF COURSE ARLINGTON CITY (0.9 MILES)
- DOG PARK TAILS AND TRAILS DOG PARK (4.8 MILES)
- LAKE JOE POOL LAKE (8.0 MILES)



### NEIGHBORHOOD EATS

This home is located near **124** moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

|                    |                     |
|--------------------|---------------------|
| AMERICAN ..... 37  | SPORTS BARS ..... 4 |
| FAST FOOD ..... 30 | DELIS ..... 3       |
| ASIAN ..... 15     | STEAKHOUSES ..... 3 |
| MEXICAN ..... 7    | ITALIAN ..... 3     |
| BARBECUE ..... 6   | OTHER ..... 12      |

