

# *Don't miss this stunning home with these features/benefits!*



## **Reasons that you'll regret if you let this house pass...**

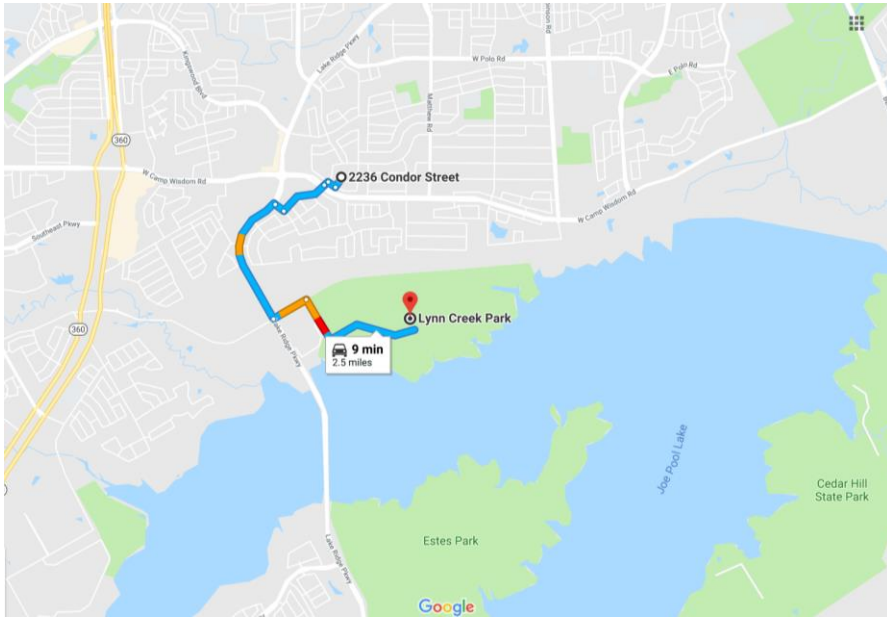
### **Location:**

- [Arlington ISD](#) - good schools; West Elementary; Barnett JH; Bowie HS
- Minutes from [Prairie Lakes Golf Course](#), Mountain Creek Lake & Soccer Complex, [Dallas Baptist U.](#), [The Potter's House](#), [Grand Prairie Premium Outlets](#), [Epic Waters Indoor Park/Grand Prairie](#), shopping, entertainment, dining.
- [Joe Pool lake](#), [Lynn Creek Park](#), and [Cedar Ridge Preserve](#) & [Cedar Hill State Park](#) are nearby, within minutes' drive.
- Minutes from [nearby employers](#), DFW airport, AMR, Airbus Helicopters, Bell Helicopter, NAS FW JRB, HCA North Texas, and many other major employers in the DFW area
- All major stores and supermarkets within 2 miles including Sams club, Walmart, Aldi, Kroger, Albertsons, tomthumb, and Home Depot; also nearby, IKEA
- Nearby access to I-20, Hwys 360 and US160; DFW airport is 23 mins drive; downtown Fort Worth and downtown Dallas are both approx. 27 mins
- Highly sought-out subdivision – [High Hawk](#) in Grand Prairie is a great subdivision nestled in the heart of Grand Prairie near parks, trails, dining, and entertainment. High Hawk is conveniently located about two miles North of Joe Pool Lake and hundreds of acres of state parks which offer boating, golfing, fishing, hiking, camping, mountain biking and many more wonderful activities. The beauty of High Hawk at Martin Meadows combined with the many neighborhood attractions, makes this a much sought-after community.

**MLS:** <http://matrix.ntreis.net/matrix/shared/hCIWhvN47L/2236CondorStreet>

**Virtual Tour:** <http://www.seetheproperty.com/269318>

## Location:



## Exclusions and notes about conveyance:

Refrigerator is excluded; curtains & rods are excluded

## Features & Upgrades:

This house has great curb appeal and is move-in ready; it was finished in Jan '15 and currently occupied by the original owners. The finishes including hardwood, granite, ceramic tile, neutral color scheme with modern ORB (oil rubbed bronze) fixtures make this house an exceptional find in Grand Prairie. Don't miss this sensational house!

### Upgrades:

- Nail-down hardwood flooring in entry, living, dining; ceramic tile; wood flooring stairs and second floor
- Kitchen – granite counters; amazing tile backsplash; can lighting; modern ORB fixtures;
- Mbat – cultured marble counters; tile flooring; tile & stone shower; modern ORB fixtures; decorative tile on tub & shower surround; garden tub; clear glass frameless shower
- Bathrooms – hardwood cabinets, cultured marble counters, and modern ORB fixtures
- There are multiple beautiful chandeliers that grace this home. Elegant and bright!

### Structural:

- HVAC (14SEER/410A) – 2.5 ton & 3 ton units; (2) 50-gal gas water heaters (2014); roof (2014)
- Energy efficiencies – gas heat & hot water; ceiling fans in several rooms; low-e, dual pane windows throughout; 12" insulation; radiant barrier

**Notable features:****Outside**

- Amazing curb appeal with brick & stone exterior; Hardie siding; pretty landscaping; on cul-de-sac
- Stunning entrance with stone accents and balcony overlooking the cul-de-sac; gorgeous solid wood front door with rain glass and wrought iron.
- Tuffshed 8' x 10' heavy-duty & quality storage shed (\$2800 new)
- Entertainer's covered patio [12' x 10']
- Large 18' x 5' covered porch
- Large fenced .19 AC lot

**General**

- Floorplan – Amazing open floorplan with five bedroom (one down, four up), three and half baths (one and half down, two up), formal dining & living, den, gameroom, breakfast area, and separate utility room.
- Various arched doorways
- Crown molding in breakfast/kitchen area
- Baseboards throughout
- Separate Laundry/Utility room [with shelving]
- Vaulted ceiling in game room
- Beautiful stairs with wood steps, stained wood posts, and wrought iron spindles; custom and exquisite stair runner
- Gorgeous stone fire place with rich wood hearth
- Ceiling fans in all bedrooms, media room, and dining room
- Window blinds throughout
- Whole house security & fire/smoke detection system [monitored]

**Kitchen**

- Stainless steel appliances (gas stovetop & oven, dishwasher, microwave)
- SS gas stove (5 burners!)
- 42" stained wood cabinets with crown molding
- Island and all counters are granite

**Master Bedroom/bath**

- Large modern Master Bathroom [w/separate vanities, garden tub, separate shower and huge walking in closet (with shelving and tons of storage)]

**Gameroom/Media Room/Balcony**

- French doors to outside balcony
- Balcony with wooden railing – perfect for morning coffee and relaxation
- Vaulted ceiling & ceiling fan

*Make an offer today! This won't last...*