

Don't miss this sensational home with these features/benefits! This won't last...



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

The home:

This 4-bed / 3.5-bath home built in 2012 but not occupied until 2013 and since then upgraded with ~\$58K of upgrades – like new and gorgeous! Located in a fantastic subdivision with lakes, walking trails, and playgrounds. Fantastic open floorplan and large entertainer's patio with extravagant pergola – don't pass this one up!

Prime Location:

- [HEB ISD](#) – highly rated schools; River Trails Elem, Hurst Jr, Bell High
- Near the Northeast Mall; shopping, entertainment, dining
- Minutes from Bell Helicopter, BNSF, and many other major employers in the DFW area
- Immediate access to Hwys I820, SH183/121, and I30 nearby
- [Lakes of River Trails](#) is a homogeneously developed community complete with various great amenities [Lakes, trails, playground, sidewalks, street lights, etc.] Future development planning for Lakes of River Trails is huge (see attachment).
<http://www.trinitylakesfortworth.com/#!/mixed-use/c17hm>

Exclusions and notes about conveyance:

Excluded items – Curtains & rods convey. Refrigerators and washer & dryer are excluded.

Location (excellent schools; great entertainment; convenience and potential!):

Demographics for Hurst, TX 76118

Median Household Income for Hurst, TX 76118

Unemployment for Hurst, TX

Workforce Breakdown for Hurst, TX

8424 Whistling Duck Dr
Hurst, TX 76118

OFF MARKET
\$376,000 (Est. Value)
[Track your home's value](#)

[View your latest Credit Scores from All 3 Bureaus for Free](#)

Property Report for 8424 Whistling Duck Dr, Hurst, TX 76118

8424 Whistling Duck Dr, Hurst, TX 76118 is a Single Family Residence property with 4 bedrooms, 3 bathrooms, and is approximately 2,846 sq feet of living space. The estimated market value for 8424 Whistling Duck Dr, Hurst, TX 76118 is \$376,000, based on recent sales of similar homes and other property assessment information. Built in 2012, this Single Family Residence is located in Hurst, TX in the zip code 76118. The nearest zip codes are 76021, 76022, 76063, Rowland Hills, North Rowland Hills and Hurst. City are the nearest cities.

Neighborhood Report

Crime Rate: Moderate [View Details](#)

School Rating: A+ for 8424 Whistling Duck Dr [View Details](#)

Registered Offenders: 5 within 1 mile [View Details](#)

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **14 private schools** and **2 charter schools** within **5 miles**.

- PK-6: RIVER TRAILS ELEMENTARY SCHOOL ASSIGNED (9 RATING) 0.6 MILES
- 10-12: L. D. BELL HIGH SCHOOL ASSIGNED (5 RATING) 1.8 MILES
- 7-9: HURST JUNIOR HIGH SCHOOL ASSIGNED (8 RATING) 3.6 MILES

ListReports

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK: RIVER LEGACY PARKS 4.8 MILES
- DOG PARK: RIVER LEGACY PARKS 4.8 MILES
- GOLF COURSE: TEXAS STAR GOLF COURSE 4.9 MILES

OUTDOOR REPORT

- 42 PARKS WITHIN 10 MILES
- 35 GOLF COURSES WITHIN 10 MILES
- 3 DOG PARKS WITHIN 10 MILES

ListReports

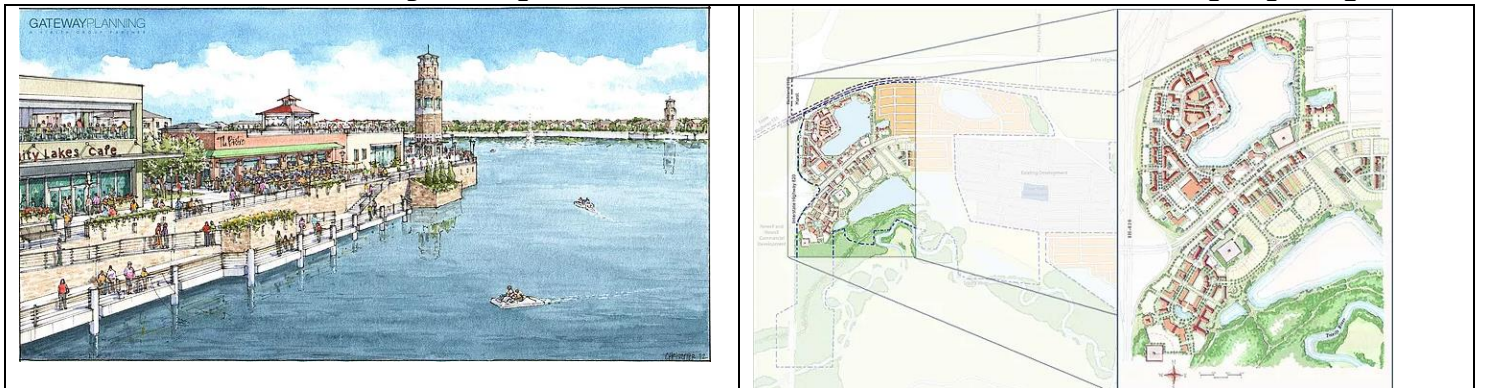
CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2 miles**.

- GAS: 0.7 MILES
- ATM: 0.7 MILES
- CLEANERS: 0.8 MILES
- GYM: 0.8 MILES
- MEDICAL: 1.1 MILES
- MOVIE THEATER: 1.9 MILES
- GROCERIES: 1.9 MILES
- COFFEE: 1.3 MILES
- PHARMACY: 1.2 MILES

ListReports

Great location with great potential to increase value of this property...



Trinity Lakes Mixed-Use Village Waterfront

Fort Worth's Newest Mixed-Use Community

- Successful 1,600 acre community development
- 1,400 single-family homes developed to date
- 200 acre mixed-use development with urban lake waterfront
- Urban residential with a variety of housing types
- Trinity Rail Express future rail station, connecting to Fort Worth and Dallas' Downtown
- Regional Trinity River Trail
- Highly desirable HEB school district



Click PDF icon to download the Trinity Lakes Brochure

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Features & Upgrades:

Notable features:

- 4 bedrooms, 3.5 baths, bonus room
- Open architecture with 10' ceilings throughout
- Garage has shelving, peg boards, and lots of additional storage and decked storage above
- Elegant built-in entertainment center and shelving in living room
- Hardwood flooring in living, dining, hallways, and front bedroom/office
- Separate Laundry/Utility room [with shelves/storage]
- Energy efficiencies – radiant barrier; 12+ insulation; low-e windows; 13-15 SEER HVAC; gas furnace & water heaters; Energy Star certified appliances
- Whole house security system
- Storm door w/security glass & lock
- Patio [w/Pergola 10.5' x 20.5']

List of upgrades in this house:

Home upgrades & Improvements:														
item	cost	yr installed	description											
1	\$2,027	2013	Bay window in owner's retreat											
2	\$5,843	2013	Bath #3											
3	\$21,744	2013	Bonus room											
4	\$360	2013	door to utility room											
5	\$304	2013	gas range											
6	\$825	2013	Alder raised panels in baths and kitchen											
7	\$440	2013	cabinet hardware											
8	\$417	2013	mirror in master bath											
9	\$75	2013	honed marble vanity tops in baths											
10	\$1,400	2013	granite in kitchen											
11	\$536	2013	under cabinet lighting											
12	\$735	2013	brushed nickel and chrome faucets in baths/kitchen											
13	\$576	2013	SS undermount in kitchen											
14	\$1,030	2013	tile upgrade in kitchen and baths											
16	\$1,003	2013	Blinds - added 2"faux wood blinds (18x)											
17	\$435	2013	Garage - installed shelving; peg boards; tool hangers											
18	\$462	2013	Exterior - planted tree; improved landscaping; stained fence											
19	\$1,105	2013	Interior -installed shelving, ceiling fans, door treatment (back door)											
20	\$6,309	2013	Floors - replaced carpet with 3/4" solid wood flooring (office, living, dining, hall)											
21	\$1,037	2013	Doors - installed solid wood glass door in office and exterior storm door with security glass											
22	\$6,500	2013	Pergola - covered 10.5x20.5 porch with stained hardwood Pergola											
23	\$3,523	2014	Interior - installed custom built cabinet in 2nd bath and entertainment center in living room											
24	\$1,280	2014	Gutters											
	\$57,966													

What more could one ask for?

Make an offer today! You're not SERIOUSLY going to pass this up are you??!!