

# *This home is a jewel in the heart of Keller!*



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

### **Features & Upgrades:**

Move-in ready in Keller ISD area w tons of upgrades! Open floorplan w stylish lighting, beautiful FP, upgraded flooring & granite grace this home. Immaculate kitchen w new SS appliances (matching dbl oven, microwave, dishwasher); island; granite cntrs, tile bcksplsh; plenty of cabinets; serving counter; separate pantry; opens to the dining & living area. Mstr bedrm has vaulted ceiling, Mstr bath has separate garden-tub & shower, huge walk-in closet, and private toilet. Floorplan offers living w FP; kitchen w/eat-in dining; separate utility; mud room; 3-beds/2-baths; & 2-car garage! Uncovered patio. Subdvn has 6 pools, miles of walking trails, & multiple playgrounds! Bray Birch Park & community pool, playground, clubhouse within walking distance! Highly rated schools! So many features - a must see!

**MLS:** <https://matrix.ntreis.net/matrix/shared/62lmxvvBlbc/4933AmbrosiaDrive>

**Virtual Tour:** <https://www.seetheproperty.com/309575>

**HDA info:** <http://www.woodlandspringshoa.com/>

### **Structural:**

- Energy efficiencies – ceiling fans in multiple rooms; dual pane windows throughout; gas heat & water heater
- (2009) 30-yr dimensional roof

### **Outside**

- Amazing curb appeal with brick home and landscaping;
- Covered porch (front)
- Uncovered patio (back)
- Partially guttered
- Irrigation (sprinkler) system – full yard

## General

- Vaulted ceilings in Living, MBath
- Bathroom – 2<sup>nd</sup> bath - updated modern cabinets & fixtures, granite counter, vinyl flooring
- Separate Laundry/Utility room (with shelving & storage space)
- Upgraded flooring – vinyl plank flooring in living & halls; new carpet in the secondary bedrooms; tile flooring
- Ceiling fans & window blinds throughout
- Gorgeous stone wood-burning fire place
- Whole yard sprinkler system

## Kitchen

- Granite counters; amazing tile backsplash;
- New sink & fixture;
- Serving bar with lots of cabinets;
- New soft-close cabinets with stylish pulls
- New SS appliances (matched – double oven, microwave, dishwasher);
- Large separate pantry with shelving;
- Large island with cabinets and granite

## Master Bedroom/bath

- Garden tub and separate shower
- Shower has tile with decorative tile surround and seat
- Granite counters; tile flooring;
- Large 9'x9' walking closet with shelving and abundant storage
- Decorative tray ceiling with ceiling fan

## Location:

- [Keller ISD](#) - excellent schools; Independence Elementary; Trinity Springs MS; Timbercreek HS
- Walking distance to [Bray Birch Park](#); so many amenities of the [Villages of Woodland Springs](#)
- Minutes from [nearby employers](#), Bell Helicopter, L3 Technologies, GM, Lockheed, BNSF, NAS FW JRB, and many other major employers in the DFW area; [top employers in Keller](#)

## About Living in the Villages of Woodland Springs – a fantastic and unique subdivision with SO much to offer!

- Welcome to the Villages of Woodland Springs. A luxurious community that has it all, from miles of beautiful trails to dazzling pools and community center. Close to everything you love about North Fort Worth, the Villages of Woodland Springs has something for everyone.

## Community

- Located close to the best schools in the North Fort Worth area, your children will have the opportunity to learn in an enriching environment. The community is located in the Keller Independent School District and the Northwest Independent School District.
- Family-friendly and community-oriented, the Villages of Woodland Springs is the perfect blend of comfort and convenience. Shopping and entertainment is close by while miles of open greenbelts ensure there is plenty of space to breathe.

## Amenities

- Venturing into the great outdoors means just taking a few steps from your own front door! Miles of greenbelt trails are ideal for relaxing walks, bicycle rides or even rollerblading. Picnic areas are the perfect way to enjoy some family outdoor time.
- Soak up the sun at one of our sparkling pools or shoot some hoops at the basketball half-court. Children love the playground areas. There are so many options, you'll wonder where to start!

## Location

- Easy access to I-35W, Hwy 114 and Hwy 377 puts your family just minutes away from major shopping, dining and entertainment destinations.

### Demographics for Keller, TX 76244

Median Household Income for Keller, TX 76244

Median Household Income in Keller, TX: \$95,274

Income Bracket	Count
< \$10k	~50
\$10k - \$14k	~100
\$14k - \$18k	~150
\$18k - \$22k	~200
\$22k - \$26k	~300
\$26k - \$30k	~400
\$30k - \$34k	~450
\$34k - \$38k	~600
\$38k - \$42k	~250
\$42k - \$46k	~150

Unemployment for Keller, TX

Unemployment in Keller is 3.3%. It is lower than the state and national averages, 4.2% and 3.8% respectively

Workforce Breakdown for Keller, TX

- Blue Collar - 25.52%
- White Collar - 74.48%

### Property Report for 4933 Ambrosia Dr, Keller, TX 76244

4933 Ambrosia Dr, Keller, TX 76244 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space. This is located in Keller, TX in the zip code 76244. The nearest zip codes are 76092, 76148, 76182. Haslet, Westlake and Roanoke are the nearest cities.

#### Neighborhood Report

Crime Rate	Low	Total Crime Index	A
School Rating	A for 4933 Ambrosia Dr	Violent Crime Index	A+
Registered Offenders	5 within 1 mile	Property Crime Index	A
Average Home Price	NR		

#### Schools

School Rating is Excellent

No High School Diploma: 3.1%  
High School Graduate or Higher: 51.9%  
Bachelor's Degree or Higher: 45.1%

#### Crime Rate

75.44% Lower than national avg.

Auto theft: 23  
Robbery: 15  
Property Crime: 626  
\*Incidents per 100,000 people

Violent Crimes: 52  
Burglary: 117  
Larceny Theft: 487

#### Registered Offenders

79.42% Lower than national avg.

29 offenders in 76244  
4.87 offenders/10,000 residents

#### Property Reports

Median List Price \$266,000

Median Sales Price: \$0  
Homes For Sale: 0  
Homes For Rent: 0

#### Environmental Hazards

in Keller, TX

39 Found nearby

Brownfields: 0  
Registered Polluters: 1  
Superfunds: 0  
Tanks & Spills: 38

#### Unemployment

Moderate 3.3%

Texas unemployment average: 4.2%  
National unemployment average: 3.8%

Nearby Parks - Bray Birch within walking distance

### 4933 AMBROSIA DRIVE, FORT WORTH, TX 76244

## VERY CONVENIENT

This home is in a very convenient area. Some daily errands in this location require a car and most major services are within 1 mile.

Service	Distance
MEDICAL	0.5 MILES
GYM	0.5 MILES
CLEANERS	0.8 MILES
COFFEE	0.9 MILES
GROCERIES	1 MILE
MOVIE THEATER	4.8 MILES
GAS	1.4 MILES
PHARMACY	1.1 MILES
ATM	1.1 MILES

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

### 4933 AMBROSIA DRIVE, FORT WORTH, TX 76244

## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

GOLF COURSE KELLER PRACTICE TEE	1.3 MILES
PARK BEAR CREEK PARK	2.3 MILES
HIKING THE PARKS AT TOWN CENTER	3.2 MILES
DOG PARK TIPPS CANINE HOLLOW	6 MILES

16 GOLF COURSES  
14 PARKS  
1 DOG PARK  
1 HIKING  
WITHIN 10 MILES

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### 4933 AMBROSIA DRIVE, FORT WORTH, TX 76244

## SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 7 private schools and 1 charter school within 5 miles.

K-4	INDEPENDENCE ELEMENTARY SCHOOL ASSIGNED	7 RATING	1.2 MILES
7-8	TRINITY SPRINGS MIDDLE SCHOOL ASSIGNED	7 RATING	1 MILE
9-12	TIMBERCREEK HIGH SCHOOL ASSIGNED	8 RATING	0.4 MILES

DISCLAIMER: SCHOOL DISTRICT data is provided by Texas Schools, ATTOM Data Solutions and other sources. It is provided for reference only. Contact the school district directly for enrollment eligibility.

Send your offer today!