

725 Seabourne Drive Immaculate home in Saginaw!



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

Features & Upgrades:

Immaculate home in Saginaw; only 3 years old & like new! Great schools. Fantastic curb appeal with stunning rain-glass & wrought iron (steel) front door. Fantastic floorplan w Mbed on 1st floor; living & dining; kitchen with butler's pantry & large walkin pantry; office; & separate utility. Elegant presence with staircase & wrought iron spindles; ornate chandeliers. All kitchen counters are granite; modern color scheme & oil rubbed bronze fixtures, all windows have blinds. Engineered hardwood, tile, & carpet flooring thru-out. Bonus - large 12'x11' workshop area, 8'x4' tornado shelter, decked storage, & gun safe. Community pool within walking distance. Still has builders warranty. So many features & upgrades! A must see!

MLS: <https://matrix.ntreis.net/matrix/shared/fg257TtZlcc/725SeabourneDrive>

Virtual Tour: <https://www.seetheproperty.com/311458>

3D Walkthrough Tour: <https://my.matterport.com/show/?m=umoVZNu4aYp&mls=1>

Structural:

- HVAC (2015-SEER 14 / 2015-SEER 14), gas water heater (50 gal - 2015);
- Energy efficiencies – ceiling fans in multiple rooms; low-e dual pane windows throughout; 12+” insulation; radiant barrier; gas heat & hot-water heater
- 25-yr roof (2015)

Outside

- Amazing curb appeal with beautiful brick work and landscaping;
- Stunning entrance with steel, rain-glass & wrought iron front door, & covered porch
- Covered patio (in back) – 11' x 6'

General

- Floorplan – Amazing open floorplan with three bedroom (one down, two up), 2.5 bath (1.5 down, one up), living & dining, den/living, kitchen with island, huge breakfast bar, & walkin pantry; separate utility room!
- Bathrooms – modern cabinets & fixtures, cultured marble counters; dual sinks, tile flooring
- Separate Laundry/Utility room [with lots of shelving & storage space]
- Quality engineered hardwood flooring in living & office; ceramic tile in entry, throughout kitchen, pantry, utility, breakfast area, and baths. Carpet in Mbed, stairs, and whole 2nd floor (bedrooms, hallway, and gameroom).
- Various arched doorways; Ceiling fans throughout
- There are multiple beautiful chandeliers that grace this home. Elegant and bright!
- Beautiful stairs with carpet, dark wood railing, and wrought iron spindles
- Gorgeous tile fire place with wood mantle; gas starter and gas-logs insert
- 2-inch faux wood window blinds throughout
- All bedrooms have walkin closets
- Whole house security system [with cameras – has its own DVR; not monitored]
- Crown molding & rich base molding in Entry, Formal living & dining, & den area
- Whole yard sprinkler system

Kitchen

- Granite counters; amazing tile backsplash;
- Can lighting & under-counter lighting; lots of light!
- Huge serving/breakfast bar & island;
- Stainless steel appliances; gas stove & oven;
- Large walk-in pantry with shelving;
- Island with granite; an abundance of quality cabinets!
- Butler's pantry with granite and wood cabinets

Master Bedroom/bath

- Separate vanities with cultured marble counters
- Garden tub and separate shower
- Shower has tile with decorative tile surround
- Tile flooring
- Large walking closet with shelving and abundant storage (including gun safe built-into wall)

Bonus:

- Fantastic workshop area [12' x 11'] area in garage
- Tornado Shelter [8' x 4'] (in workshop/garage area)
- Large decked attic storage (above garage & workshop area)
- Heavy gauge gun safe (with humidifier inside) built into the wall under the stairs in master bedroom closet

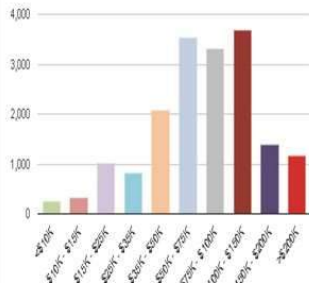
Location:

- [Saginaw ISD](#) - great schools; [Bryson Elementary](#); [Wayside Middle School](#); [Boswell High School](#)
- Minutes from [Willow Creek Park](#), [Fort Worth Country Club](#); [shopping, entertainment, dining](#);
- 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 near Saginaw](#)
- Nearby access to hwy 287, I-820; DFW airport is 28 mins drive; downtown Fort Worth is ~20 mins & Dallas is ~43 mins

Demographics for Fort Worth, TX 76179

Median Household Income for Fort Worth, TX 76179

Median Household Income in Fort Worth, TX: \$81,325



Saginaw Neighborhood Report

- Schools**
School Rating is **Above average**
- Crime Rate**
12.16% Lower than national avg.
- Registered Offenders**
71.15% Lower than national avg.
- Environmental Hazards**
68 Found nearby
- Unemployment**
Moderate 4.2%

Unemployment for Fort Worth, TX

Unemployment in Fort Worth is 4.1%. It is moderate in comparison to the state and national averages, 4.2% and 3.6% respectively



Workforce Breakdown for Fort Worth, TX

Blue Collar - 34.13% White Collar - 65.87%



Property Report for 725 Seabourne Dr, Fort Worth, TX 76179

725 Seabourne Dr, Fort Worth, TX 76179 is a property with -- bedrooms, -- bathrooms, and is approximately -- sq feet of living space. this is located in **Fort Worth, TX** in the zip code **76179**. The nearest zip codes are **75038**, **75050**, **75061**. **Saginaw**, **Blue Mound** and **Lake Worth** are the nearest cities.

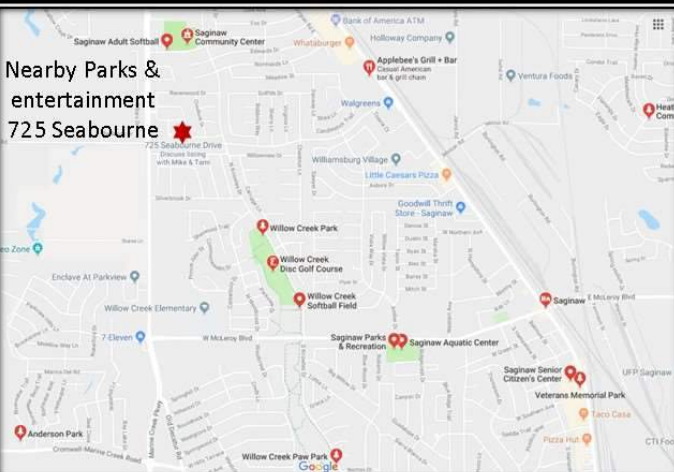
Neighborhood Report

Crime Rate	Moderate
School Rating	B+ for 725 Seabourne Dr
Registered Offenders	5 within 1 mile
Average Home Price	NR



Top Rated Schools in Fort Worth, TX

SCHOOLS	RATING	SCHOOLS	RATING
TIMBER CREEK H S SCHOOL Public High 09-12	A	WAYSIDE MIDDLE SCHOOL Public Middle 06-08	B+
FOSSIL RIDGE H S SCHOOL Public High 09-12	A	TRINITY SPRINGS MIDDLE SCHOOL Public Middle 07-08	A
HARMONY SCHOOL OF INNOVATION - FORT WORTH Public Other 06-12	A	BRYSON EL SCHOOL Public Elementary PK-05	B
BOSWELL H S SCHOOL Public High 09-12	A	YOUNG MEN'S LEADERSHIP ACADEMY SCHOOL Public Other 06-12	A
CREEKVIEW MIDDLE SCHOOL Public Middle 06-08	A-	CHISHOLM TRAIL H S SCHOOL Public High 09-12	A-



725 SEABOURNE DRIVE, FORT WORTH, TX 76179

AREA REPORT

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**.

GYM	GAS	CLEANERS	ATM	MEDICAL
0.2 MILES	1 MILE	1.1 MILES	1.1 MILES	1.2 MILES
MOVIE THEATER	COFFEE	PHARMACY		
5.7 MILES	1.4 MILES	1.3 MILES		

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

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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

PARK	HIGHLAND STATION PARK	2.4 MILES
GOLF COURSE	FORT WORTH COUNTRY CLUB	2.4 MILES
HIKING	BUCK SANSON PARK	4.3 MILES
LAKE	BURGER'S LAKE	6.4 MILES

WITHIN 10 MILES:

- 1 LAKE
- 15 GOLF COURSES
- 13 PARKS
- 1 HIKING

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SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **4** private schools within **5 miles**.

PK-5	BRYSON ELEMENTARY SCHOOL ASSIGNED	6 RATING	0.8 MILES
6-8	WAYSIDE MIDDLE SCHOOL ASSIGNED	6 RATING	0.9 MILES
9-12	BOSWELL HIGH SCHOOL ASSIGNED	7 RATING	3 MILES

ListReports DISCLAIMER: School data is provided by Great Schools, ATTOM Data Solutions and other sources. It is intended for reference only. Contact the school district directly to verify enrollment eligibility.

Send your offer today!