

Don't miss this fantastic home with these features/benefits!



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

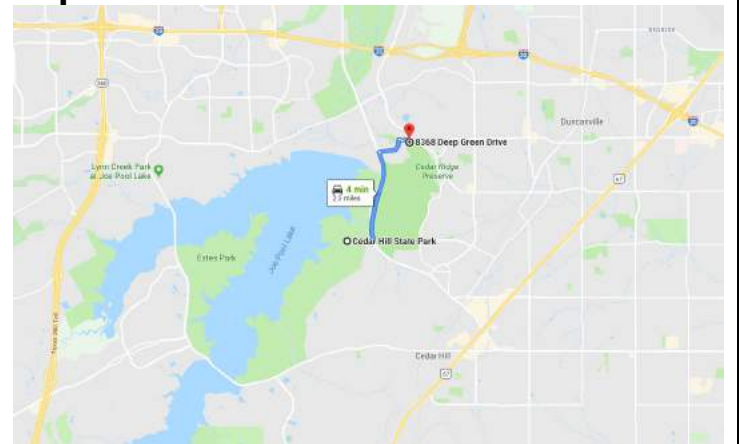
Location:

- [Duncanville ISD](#) - good schools; CJ & Anne Hyman Elementary; GW Kennemer MS; H Bob Daniel Intermediate; Duncanville 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](#), [Mountain Creek Lake](#), [Cedar Ridge Preserve](#) & [Cedar Hill State Park](#) are nearby, within minutes' drive. Walking distance to [Fox Hollow Park](#); [DORBA bike trail](#) nearby.
- 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
- Nearby access to I-20, FM1382 and US67; DFW airport is 27 mins drive; downtown Fort Worth is 34 mins & downtown Dallas is approx. 24 mins.

Why I love this home!

I really enjoyed living in our home. It was very peaceful out there. There is no noise from cars etc... You can hear the birds and other animals from the preserve. It is close to Joe Pool lake - often, in the summer and fall, you can get a whiff of the campfires... I just love the smell of a campfire. We were able to hike in the trails just at the end of the street next to ours. There is a DORBA mountain bike trail just on top of the hill next to the church. I miss being able to see the stars at night. The people are very friendly. It was always a nice, friendly neighborhood. We were blessed to live there.

Map:



MLS: <https://matrix.ntreis.net/matrix/shared/Fcg2v7p3Tgc/8368DeepGreenDrive>

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/318290>

Exclusions and notes about conveyance:

Workbench & Peg board; Conveyance - window coverings; security system with alarm & cameras, dvr, & monitor; landscape lighting system

Features & Upgrades:

This house has great curb appeal and is move-in ready; the owners have updated & refreshed the home with various great features (see below). The home has mature trees, great landscaping, screened-in patio, storage shed, and great floorplan (3/2/2 with formal living & dining, den, breakfast area & separate utility).

Structural:

- Roof replaced with 25-yr warranty roof (2019); new gutters (2019); chimney replaced (2012)
- HVAC (14SEER/410A/2014) – 5 ton unit (2015); 50-gal gas water heater; roof (2019)
- Energy efficiencies – gas heat & hot water; ceiling fans in several rooms; 12" insulation; new vinyl, low-e, double-hung, double-pane windows

Notable features:

- Amazing curb appeal with brick & siding exterior (new paint 2017); mature trees & flower beds together with fantastic landscape & outdoor lighting; next to dul-de-sac (backed by the Cedar Ridge Preserve); no thru traffic
- Exterior paint 2017, two coats with brush and roller. Complete interior paint 2019. All hand painted.
- New carpet in bedrooms 2019; New wood/laminate flooring 2018
- Master bath remodel – tile, cabinets, fixtures, woodwork, lighting, sinks/faucets, marble counters
- Replace two retaining walls (railroad ties) with decorative (Pavestone) concrete block; replace fence
- Recent replacement of most windows (21 windows - vinyl/low-e, double-hung, double-pane) (~\$7K); window coverings/blinds most windows
- Recent replacement of HVAC/SEER 14 together with Nest thermostat/[Rheem 14AJM60A01](#) (~\$9K)
- Screened-in patio [16'x11']; Outside patio [12'x11']; Storage shed [8'x6']
- LOTS of storage – decked attic space above garage [16'x16']; cabinets & shelving in garage
- Sprinkler system – front & back yard; manual controls on the side yards
- Vaulted ceilings in most rooms; ceiling fans in MBed & den
- Satin nickel fixtures in kitchen & dining
- Gorgeous brick fireplace with distinctive wood hearth & gas starter/logs

Itemized list of recent updates

Approx Date	Upgrade item	Cost	Comments
2005	Retaining wall	\$15,000	rail-road ties replaced with pavestone
2013	Low-e windows	\$ 6,700	(21) low-e, double pane, double hung
2015	HVAC (SEER 14)	\$ 8,500	
2015	Retaining wall	\$ 14,000	rail-road ties replaced with pavestone
2018	Laminate flooring	\$ 6,800	
2019	Plumbing	\$ 2,400	repair main sewer line & sprinklers
2019	Interior painting	\$ 6,900	
		\$60,300	

Make an offer today!