

107 Westover Drive

Fantastic home in Euless!



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

Fantastic move-in ready home w great curb appeal in Euless (Grapevine-Colleyville ISD -excellent schools!) near Bob Eden Park – on beautifully landscaped lot – w features that make this the ideal home! Great floorplan w fml dining & living plus kitchen, brkfast area & cozy den (w WBFP) on 1st floor – all beds up. Adj to the den thru sliding glass doors is cvrd patio perfect for entertaining! Kitchen has Corian & fantastic backsplash, SS, & abundance of cabinets, pantry & lrg serving area; laminate flooring. Modern fixtures & window coverings thruout. New carpet & fresh paint. Energy efficiencies incl dbl pane wndws, SEER 13 heat pump & ceiling fans thruout. New fence & wide gate (big enough for a small boat to go through). Backyard is heavily shaded w shed! Must see!

Other References:

- Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/356323>
- MLS: <https://matrix.ntreis.net/matrix/shared/HQQNMfWGC/107WestoverDrive>
- 3D Walkthrough: <https://my.matterport.com/show/?m=plXzkJqSnzX>

Exclusions and notes about conveyance:

Excluded – Reservation of Oil, Gas, and Minerals

Prime Location:

- [Grapevine-Colleyville ISD](#) – highly rated schools; Bear Creek Elem (7), Heritage Middle (8), Colleyville Heritage HS (7)
- Minutes from [Glade Parks Town Center](#); shopping, entertainment, dining
- Minutes from Bell Helicopter, BNSF, and many other major employers in the DFW area
- Nearby access to Hwys I-820, SH-183/121, and I-360 nearby
- Walking distance to [Bear Creek Elementary](#); & parks - [Bob Eden park](#); [McCormick Park](#); and on trails to [Villages of Bear Creek Park](#); also, walking distance to the corner convenience store.
- Near [The Shops at Vineyard Village](#) and [Euless Glad Parks Town Center](#); shopping, entertainment, dining

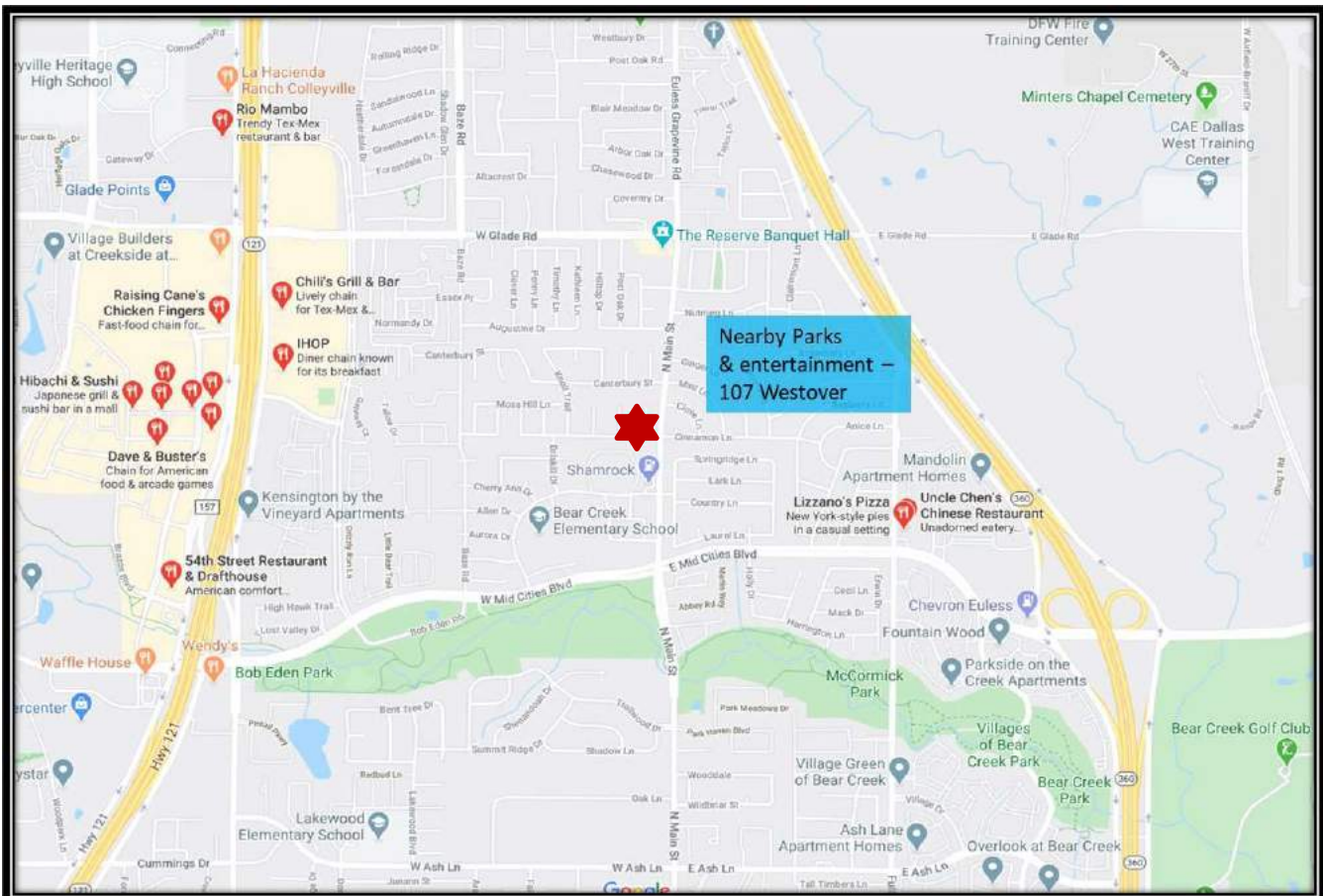
Features & Upgrades:

This home has great curb appeal, fantastic floorplan, and is move-in ready. Don't miss this GREAT house!

Notable features:

- Front covered porch (12' x 6') with great curb appeal and pretty landscaping.
- Large formal living adjacent to formal dining; perfect for entertaining and big family gatherings!
- Kitchen – includes pantry with shelving; an abundance of cabinets/storage; lots of Corian counter space & gorgeous backsplash; kitchen opens to breakfast area & formal dining room.
- Kitchen – all appliances convey; SS microwave; stove/range; dishwasher; garbage disposal!
- Window coverings/blinds throughout
- Windows throughout are new - vinyl double pane, double hung
- Laminate & carpet flooring 1st floor; (new) carpet flooring 2nd floor
- Modern fixtures & lighting
- Cozy up in the winter, in the den, to the floor-to-ceiling brick wood burning fireplace w/mantle & hearth!
- Den opens to covered patio through new vinyl sliding glass doors!
- Large backyard with grass & mature trees – lots of cooling shade!
- New fence and wide gate (big enough for a small boat to go through)!
- Large 12' x 10' covered patio – great for entertaining!
- 12' x 10' storage shed!

*Make an
offer
today!*



107 WESTOVER DRIVE, EULESS, TX 76039

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **13 private schools** and **2 charter schools** within **5 miles**.

PK-5	BEAR CREEK ELEMENTARY SCHOOL ASSIGNED	7 RATING
6-8	HERITAGE MIDDLE SCHOOL ASSIGNED	8 RATING
9-12	COLLEYVILLE HERITAGE HIGH SCHOOL ASSIGNED	7 RATING

Map showing distances to schools: 0.4 miles, 2.3 miles, 2.3 miles.

ListReports

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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**.

VALERO GAS	ATM	CLEANERS	GYM	GROCERIES
0.1 MILES	0.7 MILES	0.7 MILES	1.6 MILES	1.6 MILES
MOVIE THEATER	MEDICAL	PHARMACY	COFFEE	
6 MILES	3.2 MILES	3.1 MILES	2.3 MILES	

ListReports

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

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THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

DOG PARK	EULESS DOG PARK	1.1 MILES
PARK	FOUNDERS PLAZA OBSERVATION AREA	3.4 MILES
GOLF COURSE	TEXAS STAR GOLF COURSE	4.2 MILES
HIKING	HORSESHOE TRAIL	5.9 MILES

Map showing outdoor activities: 2 HIKING, 3 DOG PARKS, 33 PARKS, 33 GOLF COURSES.

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107 Westover Dr
Euleless, TX 76039
3 Beds | 2 Bath | 1,858 Sq.ft

OFF MARKET
\$297,000 (Est. Value)
Track your home's value

Property Report for 107 Westover Dr, Euleless, TX 76039

107 Westover Dr, Euleless, TX 76039 is a Single Family Residence property with 3 bedrooms, 2 bathrooms, and is approximately 1,858 sq feet of living space. The estimated market value for 107 Westover Dr, Euleless, TX 76039 is \$297,000, based on recent sales of similar homes and other property assessment information. Built in 1983, this Single Family Residence is located in Euleless, TX in the zip code 76039. The nearest zip codes are 75038, 76021, 76022, Bedford, Colleyville and Grapevine are the nearest cities.

Neighborhood Report

Crime Rate	LOW
School Rating	A for 107 Westover Dr
Registered Offenders	0 within 1 mile
Average Home Price	NR

Total Crime Index, Violent Crime Index, Property Crime Index

Send your offer today!