

5112 Rio Blanco Ct

Quiet Cul-de-sac in Keller ISD!



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

GORGEOUS home w amazing curb appeal, in a cul-de-sac & walking distance to Arcadia Trl Park. Keller ISD schools! Enter to soaring 18-ft ceilings w stairs & balcony overlooking both the entry & living room – w huge windows & stunning WBFP. Rooms are large & accommodating w tons of storage. Kit features SS appls, granite counters, island w brkfst bar, dble oven; lots of quality cabinetry, lrg walkin pantry. Mbed&bath ensuite is huge! w dbl sinks, garden tub, sep shower—don't miss the extra storage on both sides of the formidable walkin closet. So many amenities & fully upgraded. Hardwood flooring, new carpet, modern fixtures, fresh paint, and much more! This is house is sure to check all the boxes!
Floorplan: 4 bed + 2 living area + formal dining + office + 2.1 baths + covered patio & porch + 2-car gar

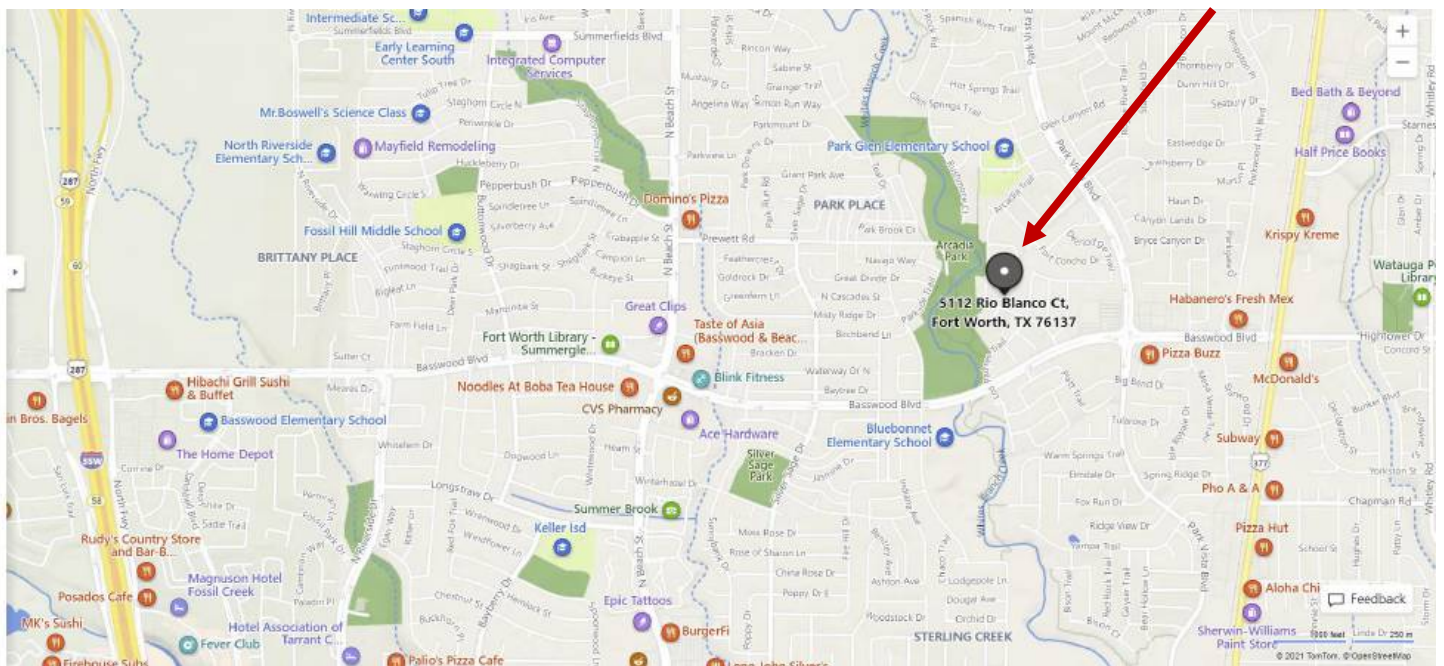
Other References:

- Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/404781>
- 3D Walkthrough: <https://my.matterport.com/show/?m=WSfTJpNqC8V>

Exclusions and notes about conveyance: None

Prime Location:

- [Keller ISD](#) – well rated schools; Park Glen El; Hillwood MS; Parkwood Intermediate; Central HS
- [Arcadia Trail Park – Welcome to the City of Fort Worth \(fortworthtexas.gov\)](#)
- Mins from the Texas Motor Speedway and other great restaurants & entertainment
- Mins from Textron, BNSF, American Airlines, Lockheed Martin, & many [other major employers](#) in the DFW area
- Mins from Universities (UNT, ~33 mins; TWU, ~36 mins; NCTC, ~34 mins; UNT Health Science Cntr, ~22 mins);
- Nearby access to Hwys: I-820, TX-183, US-377, I-35
- Fort Worth Alliance Airport (~17 mins); Denton Enterprise airport (~34 mins); DFW airport nearby (~23 mins)



Notable features*:

- Located in a quiet cul-de-sac; such a great area with the walking trail just next door and Arcadia Trail just down the street;
- This home has been completely renovated – new flooring (hardwood flooring & tile first story; new carpet second story; gorgeous wood stairs & banisters); new, modern fixtures; fresh paint most every surface; new appliances
- Open floorplan with 18-ft tall ceilings and fantastic view of entry & living from the balcony; wood banisters.
- Modern chandeliers & light fixtures & ceiling fans throughout
- Living – beautiful tile fireplace with ornate accents & wood mantle; gas starter
- Living- TONS of light – windows galore
- Kitchen – has granite counters w stunning tile backsplash, large granite island w/breakfast bar; 2-tone cabinet décor
- Kitchen – new SS appliances – double oven; dishwasher;
- Kitchen – huge pantry; LOTS of cabinets & storage; new fixtures Kitchenaid appliances & venthood – 48" gas stove top, double ovens. Veggie sink in large island. Large walk-in pantry!
- Mbed/Mbath – huge 18'x18' bedroom; mbath has soaking jet tub; separate shower; dual vanities; all new fixtures.
- Mbath – has a formidable walkin closet – on both sides of this room are additional storage areas – TONS of storage
- Covered patio – perfect for entertaining or hanging out!
- Structural & Efficiencies – 30-yr roof; Lennox HVAC R410-A/SEER 14.5; double-pane windows; ceiling fans; gas furnaces & new gas water heater

*buyer's and their agents need to verify all features, measurements, taxes, easements, & school info.

Send your offer today!