

400 Arcadia St One of a kind in Hurst!



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

This is a unique property nestled next to the Calloway Branch creek, walking distance to Jaycee Baker Park, & with large, gorgeous yard, extra room for parking, and fantastic for outdoor entertainment! This is a charming 3-bed/2-bath with living, office, laundry, kitchen, pantry, mbed & mbath, flex room, lots of storage! The mbath is updated with travertine tile, granite, modern fixtures, lighting, & cabinets! Window coverings & ceiling fans throughout. All appliances convey. 30-yr dimensional roof (less than 2 yo); newer vinyl low-e, double hung windows throughout (w limited lifetime warranty); R410-A/HVAC (~8 yo); gas H/W (~6 yo); new wrought iron fencing & new deck roof. Don't miss the large 21x12 covered deck, the 19x12 workshop, and tons of storage in this home. The back yard is great for entertainment and is shaded with beautiful mature trees and gorgeous St Augustine grass plus an irrigation system to keep it green! This home is move-in ready and waiting for its new owner. Hurst-Eules-Bedford ISD schools! Must see!

Other References:

- Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/426722>
- 3D Walkthrough: <https://my.matterport.com/show/?m=ykLZekvN8he>

Exclusions and notes about conveyance:

Items that convey- all appliances (including kitchen appliances & refrig in the pantry), washer&dryer, window coverings, elliptical machine

Prime Location (near fantastic entertainment & attractions!):

- [Hurst-Eules-Bedford ISD](#) – well-rated schools; Hurst Hills Elem; Hurst JHS; LD Bell HS
- Minutes from [North East Mall](#), [NRH20](#), & [other Hurst/NRH/Colleyville attractions](#); shopping, entertainment, dining.
- Walking distance (3 mins) to [Jaycee Baker Park](#) and Hurst Hills Elementary School (2 mins driving).
- Minutes from Bell Helicopter, BNSF, American Airlines, Lockheed Martin, & many [other major employers](#) in the DFW area
- Nearby access to Hwys SH-183, I-820, SH-360, TX-26
- DFW airport nearby (~19 mins by car)

Notable features:

- Fantastic curb appeal - set back from the street and with bold new white windows & new roof plus huge grassy yard. Extra parking on newly paved concrete driveway. The American flag waves in the breeze.
- Large mature trees provide shade and beauty to the property.
- Kitchen – open to living & dining area with breakfast bar – great for entertaining!
- Kitchen –the white cabinets pop against the colorful backsplash & walls providing a coordinated décor; under cabinet lighting!
- Kitchen – appliances include refrigerator, stove/oven, microwave, dishwasher, garbage disposal
- Other appliances that stay with the house – refrigerator in garage; clothes washer & dryer
- Large pantry area w/refrigerator (conveys) + additional 10x10 storage room
- Window coverings throughout; various rooms with ceiling fans
- Canned lighting in living & kitchen!
- Brick WBF with gas starter and decorative mantel!
- Tile flooring & carpet
- Updated mbath w/modern tile, fixtures, & lighting
- Large mature trees in the back yard and gorgeous St. Augustine grass w/irrigation!
- Newer low-e, double pane, double hung, vinyl windows throughout (w/lifetime limited warranty)!
- Large, covered deck together with plenty of shade from mature trees – fantastic for entertainment!
- Roof – 30yr roof (less than 2 yo); Furnace, & Hot water heater – gas (less than 8 yo)
- The garage has a ton of cabinets, sink, and storage (don't miss the 'paint' room)!
- Large 19x12 workshop with electric!

Floorplan:



Send your
offer today!