

7612 Ira Drive
Phenomenal Luxury Home in North Richland Hills!



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

This luxury custom home is tucked away in St Joseph's Estates - a new neighborhood filled w upscale luxury homes. From the massive steel front door with rain glass to the smallest detail this home is graced with quality craftsmanship & character in every room - engineered wood flooring, ceramic tile, quartz, fine chandeliers & fixtures, built-ins & shelving, fine trim & crown molding, ceiling beams & much more! Office, MBed & ensuite + 1 Bed & bath downstairs. 2nd floor has gameroom, 3 beds + 2 baths. Spectacular view from the gameroom, over the ornate wrought iron rail, to the massive living, kitchen, dining area w 20' tray ceiling & beams + fantastic chandelier. Too many features to list (see TransactionDesk)! Relax or entertain on the covered patio w outdoor kitchen area. Centrally located minutes from downtown NRH, Southlake, Roanoke, Colleyville, & Keller. SO many venues for dining and entertainment nearby and w GREAT schools. This house is sure to check all the boxes!

Other References:

- Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/429029>
- 3D Walkthrough: <https://my.matterport.com/show/?m=WgtzQGa3ojo>
- Drone video: <https://youtu.be/FrjMvikbjw>

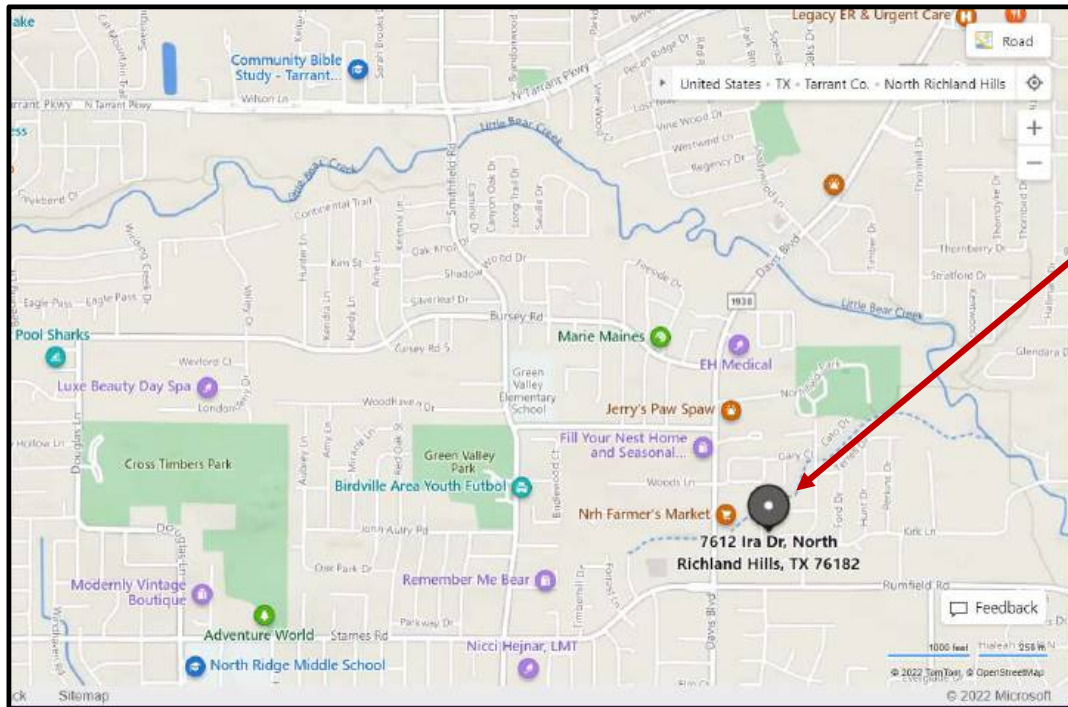
Exclusions and notes about conveyance: None



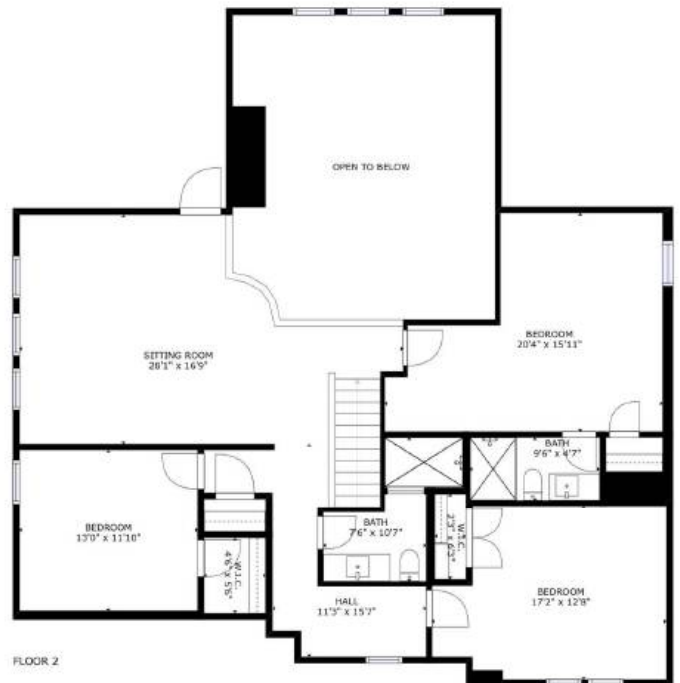
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Prime Location:

- [Birdville ISD](#) – well rated schools; Smithfield Elementary; Smithfield Middle School; Birdville High School
- Minutes from [NRH20](#), [NYTEX Sports Centre](#), [Adventure World Playground](#), & [other Hurst/NRH/Colleyville attractions](#); shopping, entertainment, dining. [Northfield Park](#) (with [Lolo falls](#)) nearby.
- 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, TX-26, TX-114



Floorplan:



Notable features*:

- New construction – 2022 by Mid-Cities Custom Homes builder
- Fantastic curb appeal with accented stone & white brick, together with stylish & modern metal awnings, distinctive exterior light fixtures, and coordinated dark wood stain, treble peaked roofline, & dimensional roof – it's love at first sight!
- From the massive steel front door with rain glass to the smallest detail this home is graced with quality craftsmanship & character in every room – engineered wood flooring, ceramic tile, quartz, fine chandeliers & fixtures, built-ins & shelving, fine trim & crown molding, ceiling beams & much more (see below list is not complete – need to see it with your own eyes)!
- Entertainer's kitchen open to living & dining with SS GE/Cafe appliances & venthood – 5-burner gas stove top, double ovens. Farmers sink in large island w breakfast bar. LOTS of quality shelving & cabinetry as well as under-cabinet lighting. Large 9x6 walk-in pantry! Energy Star appliances. Soft close cabinets.
- Open floorplan with 20-ft tall shiplap covered fireplace (gas starter) & wood beams in living room, trim-work & molding, ceiling fans in various rooms. Engineered hardwood floors. Large walk-in closets.
- Modern, bright, & eye-catching chandeliers grace the Living, Dining, & Mbed.
- Trey ceiling in master bedroom; large master bath en-suite with huge walk-in shower, private toilet, stand- alone soaking tub, double vanities & makeup counter
- Laundry room ideally placed adjacent to Mbed walkin closet (with sink & cabinets)
- 2nd floor – game-room balcony overlooks living room w view to gorgeous fireplace & tons of natural lighting thru large 2nd story windows; gameroom also has ceiling beams!
- Natural lighting through large plate glass windows as well as the living wall that is sliding glass doors!
- Large 20'x10' covered back patio w/outdoor kitchen area (with gas stub & gas grill), plus ceiling fan
- Fully landscape yard with irrigation. 8-ft cedar privacy fence!
- Structural & Efficiencies – 30-yr roof; Trane HVAC R410-A/SEER 16/17; double-pane low-e windows; ceiling fans; radiant barrier; LNG (gas) furnaces & water heater (Navien high efficiency tankless); Rain Bird sprinkler system; exterior security lighting.
- Large 2-car garage with separate doors & openers (wifi enabled)
- Various internet services available to this area

*Send
your
offer
today
!*

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

Send your offer today!