

# *5312 Vermillion Trail*

## *Cozy gem in Arlington!*



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

So much to offer at 5312 Vermillion Trl! Discover this well-maintained 3-bed, 2-bath, 1,726 SF gem tucked into a cozy & peaceful neighborhood. This charming all-brick home boasts fantastic curb appeal, mature shade trees, and a landscaped yard complete with a sprinkler/irrigation system. Step inside to find spacious living & dining areas, a cozy wood burning fireplace, and a kitchen with pantry & breakfast area. Kitchen has super convenient cabinet-organizational system. The living, kitchen and breakfast area are open and inviting for gatherings and entertainment. Laminate wood-look flooring and carpet, ceiling fans, and window coverings add comfort throughout. The kitchen comes complete with refrigerator, dishwasher, stove/cooktop & convenient venthood; lots of cabinets, counter space, and separate pantry. Updated bathrooms provide beauty and function. Outside, the fully guttered exterior with drainage system and landscaped lot with mature trees offer shade and serenity. A huge 20 x 11 covered and screened-in back porch invites you to unwind in privacy, while the sprinkler/irrigation system keeps the lawn green. The attic has extra insulation with radiant barrier combined with newer vinyl double pane windows and (2024) 15 Seer2 heat pump (HVC-410A) makes for great energy savings. Extra storage via a storage shed is a bonus! Great schools including the highly rated Martin High School. Don't miss this opportunity—schedule a showing today!

**Floorplan:** 3 beds + 2 baths + 1 living + dining & breakfast + covered/screened in porch + 2-car gar.

### **Other References:**

- Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/482899>

**Exclusions & notes about conveyance:** all appliances convey; built-in storage + workbench & pegboard in garage conveys

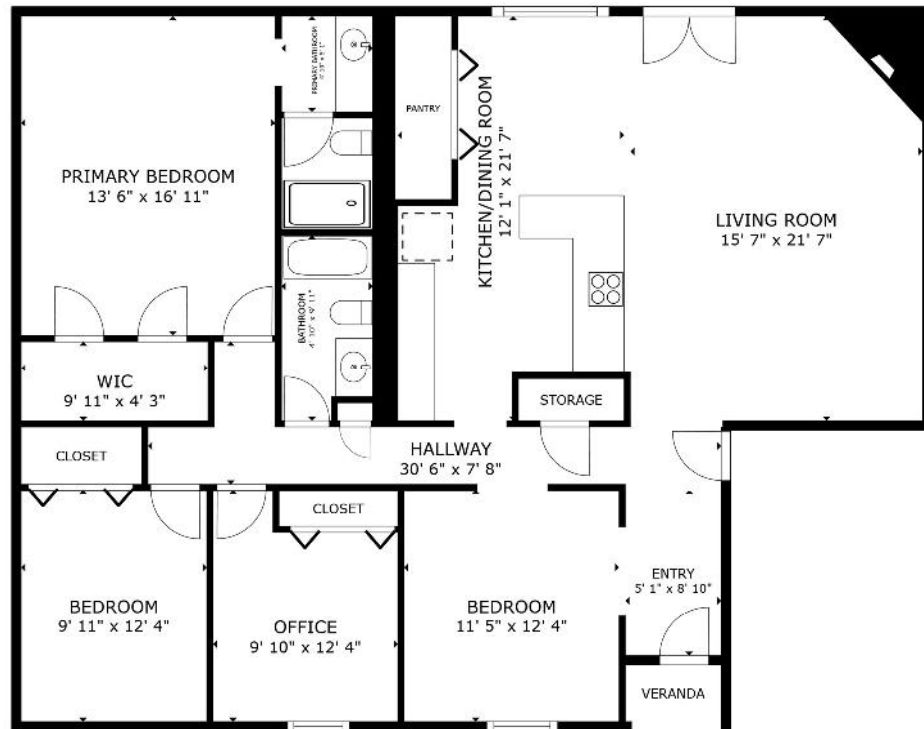


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## Prime Location:

- [Arlington ISD](#) –schools; Moore Elementary; Boles Junior High School; Martin High School
- Mins from nearby entertainment, shopping, & restaurants such as [Lincoln Court Shopping Center](#)
- Nearby - [Cliff Nelson Recreation Center](#) & [Park](#); [Deaver Park](#) and Arlington is the home of such great venues as – [AT&T Stadium](#); [Globe Life Park](#); [Hurricane Harbor](#); [G-Flags](#);
- Minutes from American Airlines, Lockheed Martin, & many [other major employers](#) in the DFW/Arlington area
- Nearby access to Hwys: I-20, SH-287, I-820, Green Oaks Blvd

## Floorplan:



## Notable features\*:

- Fantastic curb appeal w/brick & siding home, fully guttered, landscaped front yard
- 3-bed/2-bath + kitchen/pantry + breakfast area + dining + living/WBFP
- All brick exterior with minimal siding
- Laminate & carpet flooring
- Window coverings
- Covered/Screened-in back porch; peaceful & serene
- Updated vinyl double pane/double hung windows throughout
- Fully guttered together with a drainage system
- Storage shed – extra storage – great!
- Nicely landscaped; mature trees and plenty of shade
- Sprinkler/irrigation system
- Extra insulation with radiant barrier
- 2024 HFC 410-A / 15 SEER2 Heatpump [Armstrong 4SHP17LE136P-51A]
- Garage with plenty of built-in shelving, workbench, peg-board, and storage
- Great schools including the highly rated Martin High School
- SO many great features – gotta see it!

*Send  
your  
offer  
today!*

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