

**MLS# 11143110**      **Sold**      **804 Dove Meadows Drive**      **Arlington\***      **76002-3002\***      **LP: \$152,000**



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**Category: Residential**      **Type: Single Family**      **Orig LP: \$158,400**  
**Area: 88\*/1\***      **Map: FW\*/0111\*/T\***      **Also For Lease: No**      **Low:**  
**Subdv: Ridge Point Add\***      **Plan Dvlpmnt:**      **Lst \$ / SqFt: \$ 57.58**  
**County: Tarrant\***      **Legal: Ridge Point Addition Blk 2 Lot\***  
**Parcel ID: 40337197\***      **MUD Dst: No**      **Unexempt Taxes: \$4,457\***  
**Lot: 3\***      **Blk: 2\*Multi Prcl: No**  
**Bedrooms: 3**      **Tot Baths: 2.1**      **Liv Areas: 2**      **Dining Area: 1**      **Story: 2**      **Pool: No**  
**Fireplaces: 0**      **Full Baths: 2**      **Levels-1st: 2nd:**      **2 3rd: Bsmt:**  
**Half Baths: 1**      **Levels-1st: 1 2nd:**      **3rd: Bsmt:**  
**SqFt: 2,640\* / Tax**      **Yr Blt: 2005\* / Preowned**      **HdcpAm: No**  
**# Gar Spaces: 2**      **Gar Size: 20X20**      **# Carport Spaces: 0**      **Cvrd Park: 2**  
**Acres: 0.260**      **Lot Dimen: 11195**      **Will Subdiv: No**  
**Media: 10 / 1 / 0**      **Property**      **HOA: Mandatory**      **HOA Dues: \$ / Other**  
**History: Y**      **Documents: 0 / 0 / 0**

**School Dist: Mansfield ISD\***

**Bus: Type: E Name: JBROCKETT**  
**Bus: Type: I Name: ICENHOWER**  
**Bus: Type: M Name: James Coble**  
**Bus: Type: H Name: TIMBERVIEW**

**Living 1: 20X17 / 1**      **F Dining: 14X13 / 1**      **Mstr BR: 16X16 / 2**  
**Living 2: 18X12 / 2**      **Breakfast: 10X9 / 1**      **Bedroom 2: 15X14 / 2**  
**Living 3:**      **Kitchen: 13X12 / 1**      **Bedroom 3: 14X10 / 2**  
**Study:**      **Other Rm: 10X10 / 2**      **Bedroom 4:**  
**Utility: 7X5 / 1**      **Other Rm:**      **Bedroom 5:**

<b>Housing Type</b> Single Detached	<b>Type of Fence</b> Wood	<b>Window Coverings</b> Breakfast Bar	<b>Ceiling Fans</b> Double Pane Windows
<b>Style of House</b> Contemporary/Modern	<b>Parking/Garage</b> Attached	<b>Bed/Bath Features</b> Garden Tub	<b>Programmable</b> Thermostat
<b>Lot Size/Acreage</b> Less Than .5 Acre (not Zero)	<b>Street/Utilities</b> City Sewer	<b>Separate Shower</b> Separate Vanities	<b>Solar Screens</b> <b>Proposed Financing</b>
<b>Lot Description</b> Interior Lot	<b>HOA Includes</b> Other	<b>Sitting Area in Master</b> Walk-in Closets	<b>Cash</b> Conventional
<b>Soil</b> Unknown	<b>Interior Features</b> Bay Windows	<b>Walk-in Closets</b> Gameroom	<b>FHA</b> VA
<b>Construction</b> Brick	<b>HOA Includes</b> Other	<b>Other</b> <b>Kitchen Equipment</b>	<b>Possession</b> Closing/Funding
<b>Foundation</b> Slab	<b>HOA Includes</b> Other	<b>Built-in Microwave</b> Cooktop-Electric	<b>Showing</b> Centralized Showing Service
<b>Roof</b> Composition	<b>HOA Includes</b> Other	<b>Dishwasher</b> Disposal	
	<b>HOA Includes</b> Other	<b>Range/Oven-Electric</b> Oven-Electric	
	<b>HOA Includes</b> Other	<b>Water Line to</b> Refrigerator	
	<b>HOA Includes</b> Other	<b>Kitchen Other</b>	
	<b>HOA Includes</b> Other	<b>Energy Efficiency</b>	

**Property Description:** READY FOR IMMEDIATE MOVE IN Located in the highly rated Mansfield ISD. This spacious 3-2.5-2 home sits next to the new elementary school on an 11,195+- sq ft lot; you won't feel cramped in this home. Gmroom could be converted to 4th bdrm. Reno complete w fresh paint, carpet, 2inch blinds, & ceiling fans. Lots of rm, you'll love this home; just needs your creative touch; decorate it to your style. Buyer to verify taxes, measurements & schools.

**Directions:** From I20 go S on Matlock, left on Eden, right on Silo, Bear right at 4 Way then turn left at Ballweg Turn right Blue Sky, Turn left Dove Meadows Dr

**LO: EXCL01AR** Exclusive Homes

**LA: 0403844** Roland Bobinger

**Prepared By: Dan Brunner / Exclusive Homes**

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