

Agent Full Report

MLS#: 13755201 N Active [2729 River Forest Drive](#) Fort Worth 76116 LP: \$640,000



Category:	Residential	Type:	RES-Single Family Orig LP:	\$640,000
Area:	108/19	Also for Lease:	N	Lst \$ / SqFt: \$223
Subdv:	River Park	Lease MLS#:		
County:	Tarrant	Lake Name:		
Parcel ID:	40665879	Plan Dvlpmnt:		
Lot:	48 Block: 3	Legal:	Blk 3 Lot 48 per plat B3072	
Multi Prcl:	No	MUD Dst: No	Unexempt Taxes:	

Bedrooms:	3	Tot Baths:	2.1	Liv Areas:	2	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	Yes
Sec Sys:	Yes	Half Baths:	1				

SqFt:	2,870 / Tax	Appraiser Name:	Hdcp Am:	No	
# Gar Spaces:	2	Cvrd Park:	3		
# Carprt Spcs:	1	Garage Size:	0 x 0	Yr Built:	2005 / Preowned
Acres:	0.184	Lot Dimen:	tbv	Will Subdiv:	No
HOA:	Mandatory	HOA Dues:	\$900 / Annual		
HOA Co: tbv		HOA Co.Phone: tbv			
Accessory Unit: No		Accessory Unit Type:			

Recent: 01/10/2018 : NEW
 Next OH: Public: Sun Jan 14, 2:00PM-4:00PM

School Dist:	Fort Worth ISD				
Elementary School:	Ridgleahil	Middle School:	Monnig	High School:	Arlngtnhts

Master Bedroom:	16 x 14 / 1	Garden Tub, Laundry Chute, Linen Closet, Bedroom:	13 x 11 / 1	
Bedroom:	13 x 12 / 1	Medicine Cabinet, Separate Shower, Separate Vanities, Walk-in Closets		
Bedroom:		Walk-in Closets	Full Bath:	/ 1
Full Bath:	/ 1	Built-in Cabinets, Dual Sinks, Jack & Jill Bath, Laundry Chute, Linen Closet, Tile Countertops	Half Bath:	/ 1
Kitchen:	15 x 22 / 1	Breakfast Bar, Butlers Pantry, Island, Natural Stone/Granite Type, Walk-in Pantry	Utility Room:	9 x 6 / 1
Living Room:	15 x 14 / 1		Dining Room:	13 x 14 / 1
Living Room:	18 x 16 / 1		Study/Den:	12 x 12 / 1

Housing Type:	Single Detached	Fireplace Type:	Gas Starter
Style of House:	Mediterranean	Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Electric, Plumbed For Gas in Kitchen, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar, Owned, Smoke Detector
Lot Description:	Interior Lot, Landscaped, Some Trees, Subdivision	Flooring:	Carpet, Stone, Wood
Exterior Features:	Covered Porch(es), Gardens, Gutters, Patio Covered, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Gas, Zoned
Soil:	Unknown	Energy Efficiency:	Ceiling Fans, Double Pane Windows, Gas Water Heater, Insulated Doors, Programmable Thermostat, Thermo Windows
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Tile/Slate	Handicap Amenities:	
Backyard Pool Feat:	Cleaning System, In Ground Gunite, Play Pool, Saltwater Pool	Special Notes:	
Type of Fence:	Iron, Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Front, Garage, Garage Door Opener, Porte-Cochere	Possession:	Negotiable
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Underground Utilities	Showing:	Centralized Showing Service
Common Features:	Gated Entrance, Park	Complex Apprvd For:	
HOA Includes:	Maintenance of Common Areas, Management Fees, Reserves	Proposed Use:	
Interior Features:	Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Plantation Shutters, Sound System Wiring, Vaulted Ceilings, Window Coverings		
Restrictions:		Easements:	

Property Description: Beautiful Mediterranean style home located in River Park, one of the friendliest neighborhoods in Ft Worth. This beautiful European Style Gated Community is just south of Camp Bowie, Vickery Blvd off of Bryant Irvin close to shopping, entertainment. The one-story luxury home features plantation shutters, arch entryways, study w barreled ceiling, wood flooring, gas fireplace, spacious kitchen w granite countertops, lge center island. Mstr bedrm suite w ample walk-in closet space. Split bedrms w Jack-n-Jill bath, bedrm has boxseat w storage. 2 car garage, porte-cochere for extra parking, professionally landscaped w iron, wood fence, backyard features salt-water play pool, covered patio, side yards. Just gorgeous!

Excludes: Minerals

Public Driving: Bryant Irvin to River Park, west to River Park Place Addition, turn left onto River Forest Drive.

Directions:

Private Remarks: New AC unit in 2013, new instant hot water 2013, new disposal 2017, Custom Drapes, Decked Attic. Home has 9' ceilings.

Loan Type:	Treat As Clear	Bal:	Equity:	\$640,000	Int Rate:	Pmt Type:	Payment:
Lender:		Orig Date:	2nd Mortg:	No	Possible Short Sale:	No	

SUB: 0% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 3 DOM: 3 LD: 01/10/2018 XD: 07/10/2018
LO: WTRS01FW [Williams Trew Real Estate Serv](#) (817) 632-9500 Fax: (817) 632-9510 Off Website: [www.williamstrew.com](#)
LO Addr: 2821 S. Hulen Fort Worth, TX 76109 Office Email: ebbyhr@ebby.com Off Supervisor: Elizabeth McCoy
LA: 0578670 [Karen Hunn](#) (817) 294-4616 Fax: Brk Lic#: 0257740
LA Cell: (817) 229-0932 LA Other: (817) 229-0932
LA Email: karen@williamstrew.com LA Website: [www.karenhunn.com](#)
LA 2:
LA 2 Contact:
Pref Title Co: Alamo Title Location: 2900 S Hulen St 817-370-7393

Call: CSS Appt: 817-858-0055 Owner Name: of record
Keybox #: 000 Keybox Type: Blue iBox Seller Type: Individual(s)
Show Instr: Call CSS for showing appointment. Occupancy: Owner
Open House: Public: Sun Jan 14, 2:00PM-4:00PM

Prepared By: Karen Hunn / Williams Trew Real Estate Serv on 2018-01-13 14:08

Information Deemed Reliable, but not Guaranteed. Copyright: 2017 NTREIS.