



For Sale on Market

**\$234,000**

Call 7138840322 Today!

## 4803 NIMBUS LANE, AMARILLO, TX 79110

3 BEDS, 2 FULL BATH(S)

This move-in ready home features an open layout designed for both comfort and functionality. The main living area is highlighted by vaulted ceilings, crown molding, stained concrete flooring, and a corner brick fireplace. In the kitchen, you will find wood cabinetry, stainless appliances, and a breakfast bar that connects to the dining area. Natural light and ceiling fans are found throughout the home. A flex room with French doors provides a versatile space for a home office or additional living area. The primary suite features an en-suite bath with double sinks and a soaking tub. The dining area provides direct access to the backyard and patio. A brand-new 3.5-ton American Standard all-electric HVAC system (including furnace, coil, compressor, and condenser) will be installed by a licensed contractor in connection with the sale. The new system includes a 1-year labor warranty, 5-year parts warranty, 10-year compressor warranty, and 20-year heat exchanger warranty, providing long-term peace of mind on a major system.

### GENERAL DESCRIPTION

**Property Type:** Single Family

**Bedrooms:** 3

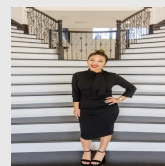
**Baths:** 2 Full

**Year Built:** 2006

**Building Sqft:** 1,736 /

**Lotsize:** 5,663

**MLS# / Area:** AARTX-26-2612



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

**Listing Broker**  
Beycome Brokerage Realty

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