



For Sale on Market

**\$410,000**

Call 817-715-5222 Today!

## 2206 OAK FOREST CT, ARLINGTON, TX 76012 3 BEDS, 2 FULL & 1 HALF BATH(S)

BEAUTIFULLY MAINTAINED home in the Oaks of Arlington offers exceptional value at this price point! This spacious home offers a thoughtful layout with room to live, work, and entertain in comfort. From the moment you arrive, the covered front porch welcomes you inside to an inviting interior featuring hardwood floors throughout the main living spaces. You'll find a private office overlooking the front yard, perfect for working from home or a quiet retreat. The eat-in kitchen is filled with natural light and offers plenty of cabinet space, flowing seamlessly into both the spacious living room and an additional family room complete with a wet bar sink area, ideal for hosting gatherings. A sunroom with two skylights adds even more flexible living space and brings the outdoors in year-round. The primary suite is a true retreat, featuring a large main custom walk-in closet plus two additional walk-in closets for exceptional storage. The ensuite bath includes separate vanities for added convenience and a walk-in shower with seating and a skylight creating a bright and spa-like atmosphere. Two secondary bedrooms are connected by a Jack-and-Jill bath with a modern updated walk-in shower. A hallway lined with extra storage and a dedicated laundry room add even more functionality to the home. Outside, you'll appreciate the large driveway with an electric gate leading to a rear-entry garage with ample parking space, extensive cabinet storage, and even a separate shed for additional storage needs. Located in a desirable community just minutes from Arlington's Entertainment District,

### GENERAL DESCRIPTION

- Subdivision:** Oaks The Arlington
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full & 1 Half
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 1973
- Building Sqft:** 2,818 /
- Lotsize:** 10,803
- MLS# / Area:** NTREIS-21180164



Get in touch  
**Michelle Rawls**

817-715-5222

2206 Oak Forest Ct, Arlington, TX 76012  
Visit <https://www.har.com/NTREIS-21180164> for more information

**Keller Williams Realty**  
KELLER WILLIAMS REALTY 817-329-8850