



**For Sale** on Market

# \$1,195,000

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## 3201 EDWARD DR, WACO, TX 76708

### 4 BEDS, 3 FULL & 1 HALF BATH(S)

Some addresses carry more weight than others. 3201 Edwards Drive in Cameron Park is that address, and this home sits at the edge of one where the backyard opens directly to 416 acres of protected greenspace that nobody will ever build on. Step outside and within seconds you're on a National Recreation Trail system with over 20 miles of trails winding through hardwoods, climbing 100-foot bluffs above the Brazos and Bosque Rivers, and connecting to the Waco Riverwalk and historic Suspension Bridge. You will never have a neighbor behind you. The home was reimagined from the inside out by an owner who understood what this address deserved. The floor plan is genuinely expansive and flows the way a well-designed home should, room to room without friction. Two distinct living spaces give the home range, including a larger family room that pulls toward the backyard and the treeline beyond it. Each has its own fireplace. The kitchen is the centerpiece of the redesign. The wall came down, the space opened up, and what replaced it is legitimate. White oak custom cabinetry, GE Monogram appliances, an oversized built-in refrigerator and freezer, a wet bar with its own sink, walk-in pantry, breakfast area, and custom lighting throughout. Built to be used, not admired. Wood floors carry through most of the home with intentional tile work elsewhere. The primary bathroom is where expenses stopped being a conversation. Heated floors, floating dark walnut dual vanity, LED backlit mirrors, a fully custom marble shower with floor to ceiling tile, and a walk-in

## GENERAL DESCRIPTION

- Subdivision:** Cameron Park
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 1
- Garage:** 3
- Year Built:** 2004
- Building Sqft:** 3,525 /
- Lotsize:** 33,411
- MLS# / Area:** NTREIS-21191699



**Presented By**  
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Visit <https://www.har.com/NTREIS-21191699> for more information      **Bentwood Realty**