



**For Sale** on Market

# \$298,000

Call 7133771022 Today!

## 10248 PEONY LN, WACO, TX 76708

4 BEDS, 2 FULL BATH(S)

10248 Peony Lane offers a well-designed, single-level floor plan with 3 bedrooms plus a connected flex room off the primary suite (ideal as an office, nursery, sitting area, or hobby room). Recently refreshed with fresh interior paint and a deep clean, the home features hard-surface flooring throughout—tile and vinyl plank with no carpet—delivering a clean look and easier maintenance. The central living area is spacious and anchored by a wood-burning fireplace, creating an inviting focal point and comfortable gathering space. The kitchen is equipped with abundant cabinetry, generous counter space, and a walk-in pantry that incorporates the laundry area for added efficiency and storage. A separate formal dining room provides versatility for dining, work-from-home needs, or a dedicated activity space. Outside, enjoy a covered patio and a fully fenced backyard with a balanced footprint—large enough for outdoor enjoyment while remaining manageable. The attached 2-car garage includes plumbing for a sink, and an extended driveway accommodates multiple vehicles with ease. Located in the Willow Bend subdivision, the property sits near China Spring ISD’s Intermediate and High School campuses and is convenient to local dining, services, banking, and medical options. The area also benefits from nearby recreation improvements, including an expansive new park project underway on the north side of Lake Waco with trails, ball fields, and playgrounds. With quick access to Waco (approximately 10 minutes), this home combines space, flexibility, and location.

### GENERAL DESCRIPTION

- Subdivision:** Willow Bend
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2008
- Building Sqft:** 1,886 /
- Lotsize:** 9,744
- MLS# / Area:** NTREIS-21192480



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring      7133771022

10248 Peony Ln, Waco, TX 76708      Listing Broker  
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