



For Sale on Market

**\$134,000**

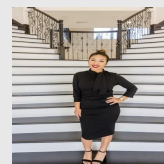
Call 7138840322 Today!

## 4 ARROYO CT, NOCONA, TX 76255 3 BEDS, 2 FULL BATH(S)

Step inside to an expansive open-concept living, dining, and kitchen area featuring a charming wood-burning fireplace and generous space for large-scale furnishings. The fully renovated kitchen shines with new stainless-steel appliances, abundant cabinetry, and a layout ideal for both cooking and entertaining. Refrigerator, washer, and dryer all convey with the home for added value. Throughout the home, new luxury waterproof vinyl plank flooring provides durability and a modern, cohesive look. The spacious primary suite offers a relaxing retreat with an updated ensuite bath featuring quartz-style countertops, a large walk-in shower, a separate soaking tub, and new fixtures including toilets. Two additional bedrooms provide flexibility—perfect for guests, a home office, craft room, or hobby space. Enjoy the beauty of mature trees and a quiet cul-de-sac setting. A storage shed provides convenient space for lawn tools and outdoor equipment. Nocona Hills is known for its natural surroundings and peaceful lifestyle. Amenities include: 24-hour gated and guarded entrance, boat dock, grass landing strip, lake access optional golf course access for a fee. Whether you're seeking a weekend escape or a full-time residence, this community offers unmatched tranquility and recreational opportunities. Leave the noise and congestion of the city behind and enjoy the scenic drive with rolling hills, trees, and fresh country air—without the constant buzz of traffic. This beautifully updated home offers comfort, space, and a lifestyle connected to nature. Don't miss this opportunity to own a serene

### GENERAL DESCRIPTION

- Subdivision:** Nocona Hills
- Property Type:** Residential - Mobile
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Year Built:** 1997
- Building Sqft:** 1,248 /
- Lotsize:** 29,403
- Maintenance Fee:** \$1,200 / Annually
- MLS# / Area:** NTREIS-21194548



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
**Coldwell Banker Realty**

4 Arroyo Ct, Nocona, TX 76255

Visit <https://www.har.com/NTREIS-21194548> for more information