



**For Sale** on Market

# \$250,000

Call 214-995-8106 Today!

## 3126 OAK HILL RD, CARROLLTON, TX 75007

4 BEDS, 2 FULL BATH(S)

Welcome to 3126 Oak Hill Rd in Carrollton, TX—an opportunity to create your ideal home in a well-established neighborhood with a nearby park and scenic pond, all within walking distance. Situated on a desirable corner lot, this property offers a nice-sized fenced yard and a rear-entry driveway for added convenience and curb appeal. This spacious home features 4 bedrooms, 2 bathrooms, and a versatile layout with two living areas, one showcasing a cozy wood-burning fireplace. Enjoy a formal dining room, a kitchen that opens to a breakfast nook and wet bar, and a dedicated laundry room. The enclosed patio with heat and air provides additional year-round living space, perfect for relaxing or entertaining. While the home does need updating, it presents excellent potential for customization and value. Ideally located with close proximity to everyday amenities, shopping, dining, and medical care. This property is subject to a 3-Day First Look Period. Seller will negotiate offers after the period expires, Monday, May 4, 2026. Cash offers require 10% EMD or \$1,000 minimum, whichever is greater. All financed offers require 1% EMD or \$1,000 minimum, whichever is greater. Seller does not accept blind offers, escalation clauses, LOIs, or assignments. Buyer and buyer's agent to verify all information, including but not limited to condition, room sizes, amenities, schools, acreage, flood plain, foundation, roof, and overall property condition.

### GENERAL DESCRIPTION

- Subdivision:** Woodlake 3 2nd Sec
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 1974
- Building Sqft:** 2,133 /
- Lotsize:** 12,981
- MLS# / Area:** NTREIS-21253485



Get in touch  
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**Excel Realty**

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Visit <https://www.har.com/NTREIS-21253485> for more information