

Under Contract - Pending on Market

**\$245,000**

Call 214-247-1788 Today!

## RESIDENTIAL – SINGLE FAMILY, 4 BEDS, 2 FULL & 1 HALF BATH(S)

INVESTOR SPECIAL WITH HUGE UPSIDE IN DENTON! 4 Beds – 2.5 Baths – 2,427 Sq Ft – Oversized Lot – Finish-Out Opportunity. Located in the sought-after Royal Acres pocket of Denton ISD, this ranch-style home offers a clean slate for investors with an ARV of \$390,000. Many updates have already been started, including partial kitchen and flooring remodels. The guest bathroom has a partial renovation, while the remaining bathrooms are ready for full cosmetic updates. The spacious layout includes 4 bedrooms, 2.5 baths, and a large living area with fireplace. Sitting on a 10,000+ sq ft lot with mature trees and privacy, the property also features a fenced yard and private pool—perfect for future upgrades. Priced to sell, this one is ideal for investors ready to bring the project across the finish line. Just minutes from local shopping, restaurants, and parks.

### GENERAL DESCRIPTION

**Subdivision:** Royal Acres Add

**Property Type:** Residential - Single Family

**Bedrooms:** 4

**Baths:** 2 Full & 1 Half

**Stories:** 1

**Garage:** 1 / Attached

**Year Built:** 1970

**Building Sqft:** 2,427 /

**Lotsize:** 10,019

**MLS# / Area:** NTREIS-21034964



Get in touch  
**Matt Solis**

214-247-1788

**Epique Realty LLC**  
512-387-0722

2304 Royal Acres Dr, Denton, TX 76209

Visit <https://www.har.com/NTREIS-21034964> for more information