

For Sale on Market

**\$264,900**

Call (928) 245-5480 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 1 FULL BATH(S)

Discover the potential of this inviting home at 7008 Briley Dr, ideally situated in an established North Richland Hills neighborhood. Welcome to this charming ranch-style home that blends classic character with thoughtful modern upgrades. This inviting property features beautiful original hardwood floors throughout, adding warmth and timeless appeal. Built on pier and beam construction, the home offers strong structural integrity with numerous improvements made to the core systems of the house. The converted garage serves as a spacious third bedroom, providing additional living space that can easily function as a private guest room, primary suite alternative, or flexible multi-use space. The updated kitchen features modern finishes and upgrades, creating a functional and welcoming area for cooking and gathering. Many improvements have been made to the "bones" of the home, giving buyers peace of mind while preserving the home's original character. Outside, you'll find a covered carport for convenient parking and a very large backyard with plenty of room for entertaining, gardening, pets, or future expansion. This property is ideal for buyers looking for classic charm, solid construction, and modern updates in a home with space to grow. Open House March 14 10AM until Noon COME JOIN US Located just minutes from Boulevard 26 and Interstate 820, this property offers straightforward access to nearby schools, shopping, dining, and everyday essentials. Set within a well-

### GENERAL DESCRIPTION

**Subdivision:** North Richland Hills Add

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 1 Full

**Stories:** 1

**Style:** Traditional

**Year Built:** 1952

**Building Sqft:** 1,504 /

**Lotsize:** 18,382 / PUBREC

**MLS# / Area:** NTREIS-21163335



Get in touch  
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7008 Briley Dr, North Richland Hills, TX 76180

Visit <https://www.har.com/NTREIS-21163335> for more information

Orchard Brokerage