



For Sale on Market

**\$865,000**

Call 972-214-4800 Today!

## RESIDENTIAL - SINGLE FAMILY, 4 BEDS, 3 FULL BATH(S)

\*\*\*Seller is offering a \$10,000 credit at closing for the buyer to use toward closing costs, a rate buy-down, or how they wish!\*\*\* Nestled in the heart of Grapevine, this stunning property offers a rare sanctuary on a sprawling half-acre wooded lot. Shaded by a soaring canopy of mature, towering trees, the backyard provides a private park-like setting that is increasingly hard to find. The location is truly unbeatable, situated just two blocks from the beloved Parr Park and within walking distance to exemplary elementary, middle, and high schools in the highly sought-after Grapevine-Colleyville School District. Commuters and travelers alike will appreciate being only a short drive from the airport. Inside, you are greeted by a light and bright open-concept floor plan designed for modern living. The expansive great room serves as the heart of the home, featuring a cozy wood-burning fireplace and a magnificent wall of windows that invites the beauty of the outdoors inside. The gourmet kitchen is a showstopper, boasting elegant granite countertops and a striking turquoise tile backsplash that adds a unique touch of character. For those working from home, the formal dining area is perfectly suited for a quiet office space. The primary suite offers a peaceful retreat with direct exterior access to the lush grounds. Additional features include spacious secondary bedrooms, a bathroom with dual sinks, and a guest house that can also be used as a dedicated office or mother-in-law quarters. This home is as functional as it is

### GENERAL DESCRIPTION

**Subdivision:** Felix Addition

**Property Type:** Residential - Single Family

**Bedrooms:** 4

**Baths:** 3 Full

**Stories:** 1

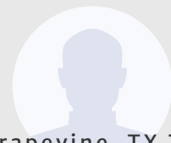
**Style:** Contemporary/Modern

**Year Built:** 1970

**Building Sqft:** 2,732 /

**Lotsize:** 21,344

**MLS# / Area:** NTREIS-21228827



Get in touch  
**Sean Arago**

972-214-4800

3449 WT PARR Rd W, Grapevine, TX 76051

Visit <https://www.har.com/NTREIS-21228827> for more information

1 Percent Lists Apex