

For Sale on Market

**\$310,000**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Discover the hidden gem of Poolville — where wide-open spaces, fresh air, and a slower pace of life await. Nestled on a full acre with the scenic beauty of hill country without the hill country traffic. This newer 3-year-old home offers an easy commute to both Fort Worth and Weatherford, making it the perfect blend of rural charm and everyday convenience. This thoughtfully designed 3-bedroom, 2-bathroom home features a desirable split floor plan, keeping the primary suite tucked away for privacy while the secondary bedrooms are perfectly positioned for family or guests. Inside, you'll find granite countertops, wood-look tile throughout the common areas, and carpet in the bedrooms — a combination of style and low-maintenance living. The oversized laundry room is a standout feature, offering storage cabinets, a pantry, and direct access to the covered carport — making grocery runs and daily errands effortlessly convenient. Step outside and fall in love with the covered patio — complete with a mounted TV — where breathtaking western sunset views over open farmland create an unmatched outdoor living experience. Greet each morning from your front porch with a cup of coffee as the Texas sunrise paints the sky. The entire acre is fully fenced, with a separate enclosed area ideal for pets. Parking is a breeze with the 2-car attached carport, and the impressive 12x32 shop or storage building with a roll-up door and electricity is ready for your workshop, hobby space, or all the storage you've been dreaming of. If you've been

### GENERAL DESCRIPTION

**Subdivision:** Monarch Estates Ph II

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Style:** Ranch

**Year Built:** 2022

**Building Sqft:** 1,425 /

**Lotsize:** 46,609 / APPRAI

**MLS# / Area:** NTREIS-21235587



Presented By  
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Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/NTREIS-21235587> for more information

Listing Broker