

2012 W Lotus Avenue, Fort Worth, Texas 76111

**Listing ID:** 21284204



1948 Ranch-style brick home with Austin-stone accents, situated on an oversized .28-acre lot-and-a-half



2026 Class 3 architectural composition asphalt shingle Roof on the main house (Class 4 R-panel steel in back); 2-car garage; Gates to back are on both sides of Fence



Glass screen door; Double-pane windows; Exterior Lighting; Ring Doorbell; 3-yr old tankless Water Heater; 3-yr old compressor



Sidelights at Front Door; Large Foyer; Original Wood Floors; Original built-in shelving



Open Floor Plan - note the Kitchen just beyond



Updated, modernized Ceiling fan-light; Crown Molding; Hallway at photo-left leads to Beds-Baths

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Fully renovated main Kitchen to left; Butler's station to Right (not shown in this photo); Ceiling light is also a fan



Solid-wood cabinetry; Counter-height breakfast island; Polished Concrete and Butcher Block counters



Stainless Steel appliances; Ledgestone Backsplash; NOTE the Butler's station with beverage fridge to Right



48-inch professional-grade gas convection Range with 6 burners plus grill and exterior ventilation; Vaulted beadboard ceilings



Bright sitting area outside of Kitchen is a FLEXIBLE/ADAPTABLE space; Note the ample Pantry space and Stained Glass window to the right of the Fridge



Solid door in photo leads to the Garage

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Shiplap walls with beadboard wainscoting; Vintage period Lighting; Updated ceiling fan-light; Massive window with views of mature trees



This dining space/sitting area is FLEXIBLE/ADAPTABLE -- French Doors lead to Office and Den



View from Office into Den, Breakfast then Sunroom -- ALL PRIVATE SPACES OVERLOOKING the BACKYARD



View from Breakfast room into Den then Office -- ALL PRIVATE SPACES OVERLOOKING the BACKYARD



Sunlit with a beadboard ceiling, more vintage lighting encompasses this flexible area



Note: ANOTHER set of French Doors off the Breakfast area

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View is from a bright Sunroom with Penny tiles and Stained Glass window



BIG bedroom with updated, modernized Ceiling Fan and backyard facing with TOTAL PRIVACY



Double doors are to the walk-in closet



Hall bathroom has an Antique furniture-vanity, another Stained Glass window, and more charming Millwork



Another BIG bedroom; Door to Left is Walk-in closet; Door to Right is ensuite Bathroom



More charm with unique crown millwork; Another updated, modernized fan-light

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Ensuite Bath has a jetted tub, wood plank ceiling, beadboard wall paneling, and a window with more private views



Expansive concrete patio has a wood pergola with lighting and a stone-clad fire pit



Incredibly private, expansive backyard (this is only a partial view)! Note the fully covered patio to the right



This Covered patio is off the Office-Den-Breakfast-Sunroom spaces; Impervious walkway rounds the corner to one of two front yard gates



Privacy lattice panel is on each side; Mature perennial foliage is abundant



This patio is enormous...and private...and surrounded by additional mature Perennials and 6-ft privacy fence

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View of the Shed beyond and into the extra RV-Boat-Car parking area, currently used as another massive entertaining space



Rubbermaid Shed conveys; Note the double entry gates that lead to the front yard which can easily be widened for RV, Boat or car storage



View from front of 11x56 RV, boat or extra vehicle parking area (or another covered entertainment space...or workout or hobby space); Even more Vintage lighting



NOTE the sizable Shed in the far back corner of the yard conveys!



Oakhurst Park is a quick jaunt away within this most picturesque neighborhood



Oakhurst park features multiple play structures with slides, swings, and shade coverings, a half-basketball Court and grass aplenty -- it's the location of many neighborhood gatherings

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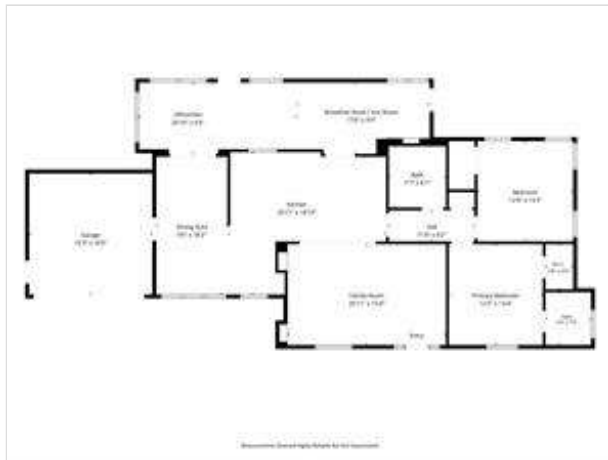
Less than 5-miles to Downtown; Easy highway (and Tollway) access in every direction; NOTICE THE HEAVY CANOPY OF TREES in this neighborhood!



Riverside Park is around the corner, right down Oakhurst Scenic Dr and right on the Trinity River; It has its own Playground and access to endless Trinity hike-bike Trails



Another view of the hike-bike trails; Notice Top Golf less than 3-miles away on the opposite side of Trinity River



1908 square feet; One story; Abundant storage throughout