

2012 W Lotus Avenue, Fort Worth, Texas 76111
Listing ID: 21284204



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



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; Floor beneath television is stubbed for gas for future fireplace!



Open Floor Plan - note the Kitchen just beyond



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



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

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



Stainless Steel appliances; Ledgerstone 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



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

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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



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

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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



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

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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



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

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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



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

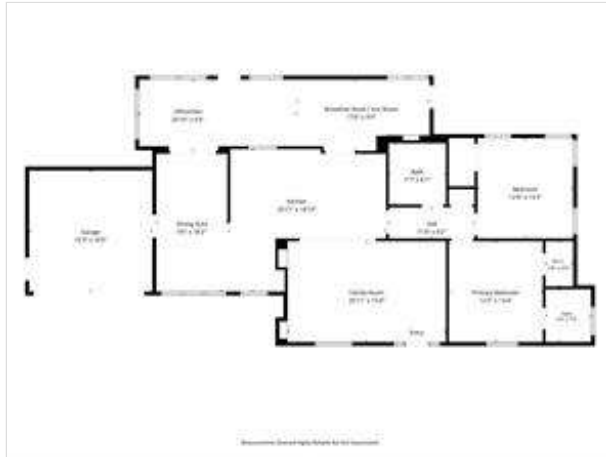


Riverside Park is around the corner, right down Oakhurst Scenic Dr and right on the Trinity River; It has its own Playground and access to endless Trinity hike-bike Trails

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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



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