

MLS# 11251726 N **Active** 108 Florine Court Weatherford 76087 LP: \$239,000



**Category:** Residential **Type:** Single Family **Orig LP:** \$239,000  
**Area:** 148/1 **Map:** PH/0521/D **Also For Lease:** No **Low:**  
**Subdv:** Hidden Oaks **Plan Dvlpmnt:** **Lst \$ / SqFt:** \$ 96.02  
**County:** Parker **Legal:**  
**Parcel ID:** 13271.004.010.00 **MUD Dst:** No **Unexempt Taxes:** \$  
**Lot:** 10 **Blk:** 4 **Multi Prcl:** No

**Bedrooms:** 3 **Tot Baths:** 2.1 **Liv Areas:** 1 **Dining Area:** 2 **Story:** 1 **Pool:** No  
**Fireplaces:** 1 **Full Baths:** 2 **Levels-1st:** 2nd: **3rd:** **Bsmt:**  
**Sec Sys:** No **Half Baths:** 1 **Levels-1st:** 2nd: **3rd:** **Bsmt:**

**SqFt:** 2,489 / Owner **Yr Blt:** 1987 / Preowned **HdcpAm:** No  
**# Gar Spaces:** 2 **Gar Size:** 21X20 **# Carport Spaces:** 2 **Cvrd Park:** 4  
**Acres:** 1.819 **Lot Dimen:** **Will Subdiv:** No  
**Media:** [10 / 1 / 2](#) **PAR:** Y **HOA:** None **HOA Dues:** \$ /

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**School Dist:** WEATHERFORD ISD

<b>Bus:</b>	<b>Type:</b> E	<b>Name:</b> IKARD	<b>Living 1:</b> 21X18 / 1	<b>F Dining:</b> 13X13 / 1	<b>Mstr BR:</b> 17X14 / 1
<b>Bus:</b>	<b>Type:</b> J	<b>Name:</b> TISON	<b>Living 2:</b>	<b>Breakfast:</b> 9X10 / 1	<b>Bedroom 2:</b> 13X13 / 1
<b>Bus:</b>	<b>Type:</b> M	<b>Name:</b> Ninth Grade Center	<b>Living 3:</b>	<b>Kitchen:</b> 14X14 / 1	<b>Bedroom 3:</b> 15X12 / 1
<b>Bus:</b>	<b>Type:</b> H	<b>Name:</b> WEATHERFOR	<b>Study:</b> 17X13 / 1	<b>Other Rm:</b> 13X7 / 1	<b>Bedroom 4:</b>
			<b>Utility:</b> 12X6 / 1	<b>Other Rm:</b>	<b>Bedroom 5:</b>

<b>Housing Type</b>	Siding	Water Softener	Vent Mechanism	13-15 SEER AC
Single Detached	<b>Foundation</b>	Window Coverings	Water Line to Refrigerator	Ceiling Fans
<b>Style of House</b>	Slab	<b>Bed/Bath Features</b>	<b>Kitchen Other</b>	Double Pane Windows
Traditional	<b>Roof</b>	Built-ins	Breakfast Bar	Insulated Doors
<b>Lot Size/Acreage</b>	Composition	Jetted Tub	Granite/Granite Type	Programmable Thermostat
1 Acre to 2.99	<b>Type of Fence</b>	Separate Shower	Countertop	Turbines
Acres	Dog Run	Separate Vanities	Island	<b>Special Notes</b>
<b>Lot Description</b>	<b>Parking/Garage</b>	Split Bedrooms	<b>Utility Room</b>	Virtual Tour
Creek	Attached	Walk-in Closets	Drip/Dry Area	<b>Assumption Info</b>
Cul De Sac	Opener	<b>Specialty Rooms</b>	Dryer Hookup-Elec	Not Assumable
Heavily Treed	Outside Entry	Library/Study	Fullsize W/D Area	<b>Possession</b>
Interior Lot	Rear	Other	Separate Utility Room	Negotiable
Irregular	Workbench	<b>Fireplace Type</b>	Sink In Utility	<b>Showing</b>
Landscaped	<b>Street/Utilities</b>	Brick	Washer Hookup	Centralized Showing
Subdivision	Asphalt	Insert	<b>Alarm/Security Type</b>	Service
<b>Exterior Features</b>	City Water	See Through	Smoke Detector	Sign on Lot
Covered Porch(es)	Community Mailbox	Fireplace	<b>Flooring</b>	
Gutters	Overhead Utilities	Wood Burning	Carpet	
Lighting System	Septic	<b>Kitchen Equipment</b>	Ceramic Tile	
Patio Covered	<b>Interior Features</b>	Built-in Microwave	Wood Floor	
RV/ Boat Parking	Bay Windows	Cooktop-Electric	<b>Heating/Cooling</b>	
Satellite Dish	High Speed Internet	Dishwasher	Central Air-Elec	
Storage Building	Available	Disposal	Central Heat-Elec	
<b>Construction</b>	Skylights	Oven-Electric	Heat Pump	
Brick	Water Filter	Self Clean	<b>Energy Efficiency</b>	

**Property Description:** Beautiful home nestled amongst tall, tall trees. Updates include carpet, wood floors, granite counters & backsplash, stainless appliances & HVAC. See-thru WBFP betw. kit. & living rm. & barrel ceiling in formal dining. Outside, the driveway has been extended with a 2 car carport added, flagstone patio, 12X24 storage bldg. with garage door. New roof & gutters in 2008. Study could be a 4th bedroom. Other Room is off the master bdrm.

**Directions:** Exit I-20 at Jerry's Chevrolet. S on Lakeshore Dr., R on South Fork, R on Diamond Oaks, R on Wintergreen, R on Coates Trail, L on Florine Ct.

LO: CEJF17WF CENTURY 21 JUDGE FITE COMPANY

LA: 0505097 TODD LIMBOCKER

Prepared By: **DEBRA LIMBOCKER / CENTURY 21 JUDGE FITE COMPANY**

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