

MLS# 11344265 N **Active** [213 Waverly Court](#) Weatherford\* 76085-3623\* LP: \$159,500



**Category:** Residential **Type:** Single Family **Orig LP:** \$159,500  
**Area:** 144\*/1\* **Map:** PH/0496/U\* **Also For Lease:** No **Low:**  
**Subdv:** Willow Creek **Lst \$ / SqFt:** \$ 87.06  
**County:** Parker\* **Plan Dvlpmnt:**  
**Parcel ID:** 1950600d03100\* **Legal:** Subd: Willow Creek Lot: 31 Blk\*  
**Lot:** 31\* **Blk:** D\*Multi Prcl: No **MUD Dst:** No **Unexempt Taxes:** \$3,355\*

**Bedrooms:** 3 **Tot Baths:** 2.0 **Liv Areas:** 1 **Dining Area:** 1 **Story:** 1 **Pool:** No  
**Fireplaces:** 1 **Full Baths:** 2 **Levels-1st:** 2nd: 3rd: **Bsmt:**  
**Sec Sys:** No **Half Baths:** 0 **Levels-1st:** 2nd: 3rd: **Bsmt:**

**SqFt:** 1,832\* / Tax **Yr Blt:** 2003 / Preowned **HdcpAm:** No  
**# Gar Spaces:** 2 **Gar Size:** 21X21 **# Carport Spaces:** 0 **Cvrd Park:** 2  
**Acres:** 0.301\* **Lot Dimen:** **Will Subdiv:** No  
**Media:** 25 / 0 / 0 **PAR:** Y **HOA:** None **HOA Dues:** \$ /

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**School Dist:** Weatherford ISD\*

**Bus:** **Type:** E **Name:** CROCKETT  
**Bus:** **Type:** J **Name:** TISON  
**Bus:** **Type:** M **Name:** Ninth Grade Center  
**Bus:** **Type:** H **Name:** WEATHERFOR

**Living 1:** 16X18 / 1 **F Dining:** **Mstr BR:** 13X16 / 1  
**Living 2:** **Breakfast:** 11X10 / 1 **Bedroom 2:** 13X11 / 1  
**Living 3:** **Kitchen:** 12X10 / 1 **Bedroom 3:** 12X11 / 1  
**Study:** 12X10 / 1 **Other Rm:** **Bedroom 4:**  
**Utility:** 10X6 / 1 **Other Rm:** **Bedroom 5:**

<b>Housing Type</b> Single Detached	<b>Construction</b> Brick	<b>Bay Windows</b> Cable TV Available	<b>Disposal</b> Freestanding Range-	<b>Energy Efficiency</b> Ceiling Fans
<b>Style of House</b> Traditional	<b>Foundation</b> Rock/Stone	<b>High Speed Internet</b> Available	<b>Electric</b> Self Clean	<b>Double Pane Windows</b> Programmable
<b>Lot Size/Acreage</b> Less Than .5 Acre (not Zero)	<b>Roof</b> Slab	<b>Sound System Wiring</b> Window Coverings	<b>Water Line to Refrigerator</b> Vent Mechanism	<b>Thermostat</b> Storm Door(s)
<b>Lot Description</b> Corner	<b>Type of Fence</b> Composition	<b>Bed/Bath Features</b> Built-ins	<b>Kitchen Other</b> Breakfast Bar	<b>Special Notes</b> Virtual Tour
<b>Exterior Features</b> Covered Porch(es)	<b>Parking/Garage</b> Wood	<b>Separate Shower</b> Garden Tub	<b>Utility Room</b> Dryer Hookup-Elec	<b>Assumption Info</b> Not Assumable
<b>Gutters</b> Patio Covered	<b>Street/Utilities</b> Asphalt	<b>Separate Vanities</b> Split Bedrooms	<b>Fullsize W/D Area</b> Second Pantry	<b>Possession</b> Negotiable
<b>Satellite Dish</b> Sprinkler System	<b>Utilities</b> Underground	<b>Walk-in Closets</b> Library/Study	<b>Washer Hookup</b> Smoke Detector	<b>Showing</b> Centralized Showing
<b>Storage Building</b>	<b>Interior Features</b> City Sewer	<b>Specialty Rooms</b> Brick	<b>Alarm/Security Type</b> Smoke Detector	<b>Service</b> Sign on Lot
	<b>City Water</b>	<b>Fireplace Type</b> Insert	<b>Flooring</b> Carpet	
	<b>Curbs</b>	<b>Wood Burning</b>	<b>Ceramic Tile</b>	
	<b>Underground</b>	<b>Kitchen Equipment</b> Built-in Microwave	<b>Heating/Cooling</b> Central Air-Elec	
		<b>Dishwasher</b>	<b>Central Heat-Elec</b>	
			<b>Heat Pump</b>	

**Property Description:** Original owners selling brick & stone home on a cul-de-sac with a side-entry garage. 3 bedrooms & 2 baths PLUS a study. Stainless appliances. Oversized garage with a good sized backyard that is wood privacy fenced. Sellers have added over \$10K in upgrades since purchase, including full guttering, automatic sprinkler system & storage building. Covered back patio. Tucked back in a quiet part of the subdivision.

**Directions:** From Hwy. 180 turn N on Willow Creek Dr., L on Wellington Trail, R on Waverly Ct. Home on the L.

**LO:** CEJF17WF CENTURY 21 JUDGE FITE COMPANY

**LA:** 0505097 TODD LIMBOCKER

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

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