

MLS# 11286150 \$ **Active** [8236 Shady Valley Drive](#) **Benbrook** 76116 **LP: \$259,900**



**Category: Residential** **Type:** Single Family **Orig LP:** \$269,900  
**Area:** 112/13 **Map:** FW/0073/Y **Also For Lease:** No **Low:**  
**Subdv:** Shady Valley **Lst \$ / SqFt:** \$ 112.71  
**County:** Tarrant **Plan Dvlpmnt:**  
**Parcel ID:** 41330315 **Legal:**  
**Lot:** 13 **Blk:** 1 **Multi Prcl:** No **MUD Dst:** No **Unexempt Taxes:** \$  
**Bedrooms:** 4 **Tot Baths:** 2.1 **Liv Areas:** 1 **Dining Area:** 1 **Story:** 1 **Pool:** No  
**Fireplaces:** 1 **Full Baths:** 2 **Levels-1st:** 2nd: 3rd: **Bsmt:**  
**Sec Sys:** Yes **Half Baths:** 1 **Levels-1st:** 2nd: 3rd: **Bsmt:**  
**SqFt:** 2,306 / Building Plan **Yr Blt:** 2009 / New Construction - Incomplete **HdcpAm:** No  
**# Gar Spaces:** 3 **Gar Size:** 22X20 **# Carport Spaces:** 0 **Cvrd Park:** 3  
**Acres:** **Lot Dimen:** **Will Subdiv:** No  
**Media:** [25 / 1 / 0](#) **PAR:** Y **HOA:** None **HOA Dues:** \$ /

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**School Dist:** FORT WORTH ISD

<b>Bus:</b>	<b>Type:</b> E	<b>Name:</b> WAVERLYPAR	<b>Living 1:</b> 19X18 / 1	<b>F Dining:</b>	<b>Mstr BR:</b> 21X15 / 1
<b>Bus:</b>	<b>Type:</b> M	<b>Name:</b> LEONARD	<b>Living 2:</b>	<b>Breakfast:</b> 12X13 / 1	<b>Bedroom 2:</b> 11X11 / 1
<b>Bus:</b>	<b>Type:</b> H	<b>Name:</b> WESTN HILL	<b>Living 3:</b>	<b>Kitchen:</b> 18X12 / 1	<b>Bedroom 3:</b> 11X11 / 1
<b>Bus:</b>	<b>Type:</b>	<b>Name:</b>	<b>Study:</b>	<b>Other Rm:</b>	<b>Bedroom 4:</b> 11X11 / 1
			<b>Utility:</b> 9X6 / 1	<b>Other Rm:</b>	<b>Bedroom 5:</b>

<b>Housing Type</b> Single Detached	<b>Type of Fence</b> Wood	Separate Vanities Walk-in Closets	Fullsize W/D Area Room for Freezer	Low E Windows Programmable
<b>Style of House</b> Traditional	<b>Parking/Garage</b> Attached	<b>Specialty Rooms</b> Mud Room	Separate Utility Room Washer Hookup	Thermostat Radiant Barrier
<b>Lot Size/Acreage</b> Less Than .5 Acre (not Zero)	Front Oversized Tandem Style	<b>Fireplace Type</b> Brick Gas Logs Stone	<b>Alarm/Security Type</b> Burglar Exterior Security Light	Turbines <b>Green Features</b> Rain / Freeze Sensors
<b>Lot Description</b> Cul De Sac Landscaped Subdivision	<b>Street/Utilities</b> City Sewer City Water Concrete Curbs Sidewalk Underground Utilities	<b>Kitchen Equipment</b> Built-in Microwave Cooktop-Gas Dishwasher Disposal Oven-Gas	(s) Smoke Detector	<b>Special Notes</b> Deed Restrictions Virtual Tour
<b>Exterior Features</b> Gutters Lighting System Patio Covered Sprinkler System	<b>Interior Features</b> Cable TV Available Decorative Lighting High Speed Internet Available	<b>Kitchen Other</b> Breakfast Bar Granite/Granite Type Countertop Island Walk-in Pantry	<b>Flooring</b> Carpet Ceramic Tile	<b>Assumption Info</b> Not Assumable
<b>Construction</b> Brick Rock/Stone		<b>Utility Room</b> Drip/Dry Area Dryer Hookup-Elec	<b>Heating/Cooling</b> Central Air-Elec Central Heat-Elec Heat Pump	<b>Possession</b> Closing/Funding
<b>Foundation</b> Slab	<b>Bed/Bath Features</b> Built-ins Jetted Tub Separate Shower		<b>Energy Efficiency</b> 13-15 SEER AC Ceiling Fans Double Pane Windows Energy Star Appliances High Efficiency Water Heater Insulated Doors	<b>Showing</b> Centralized Showing Service Sign on Lot
<b>Roof</b> Composition				

**Property Description:** NEW brick & stone McBee home on an oversized cul-de-sac lot. Ceramic tile shower with seat, built-in desk off master bedroom & utility, gourmet kitchen, open floor plan, large covered patio & wood privacy fenced back yard. 3-car tandem garage (one bay is 43' deep & will accommodate 2 cars).

**Directions:** Exit I-30 at Cherry Ln. & go S. Cherry Ln. becomes Williams Rd. Turn R onto Meadowside, then R onto Shady Valley. Home on R at end of cul-de-sac.

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

**LA:** 0505097 TODD LIMBOCKER

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