

ListReport for

1616 Tuscan Ridge Circle,
Southlake, TX 76092

3BD | 2.1BA | 2,536 SQ. FT



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3
BED

2.1
BATH



2,536
SQ FT





SUMMARY

Luxurious villa style living, recently updated to reflect a sense of warmth & hospitality, a bright open floor plan, with comfortable living spaces. Built in 2005 & nestled in Southlake's exclusive Tuscan Ridge this custom 2536 sq ft, 3 bed, 2.1 bath home is impeccable! Minutes from shopping and dining in Southlake Town Square and award-winning Southlake-Carroll schools make this turn-key home a place where memories are made. Call today and schedule a tour!



VERY CONVENIENT AREA

Most major services in this area are located within 3 miles.



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



NEIGHBORHOOD EATS

This home is located near 203 moderately priced restaurants rated four stars and up.



GREAT SCHOOLS

The schools for this home are above average for this neighborhood



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AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **3** miles.



GYM



ATM



GAS



MEDICAL



COFFEE



1.6
MILES

10+
MILES

10+
MILES

2.1
MILES

2.2
MILES



MOVIE THEATER



PHARMACY



CLEANERS



GROCERIES

4.4
MILES

2.8
MILES

2.6
MILES

2.2
MILES



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **5** private schools and **1** charter school within **5** miles.

PK-5

LAKEVIEW ELEMENTARY
SCHOOL
ASSIGNED

10
RATING

6-8

MEDLIN MIDDLE
SCHOOL
NEARBY

10
RATING

9-12

GRAPEVINE HIGH
SCHOOL
ASSIGNED

9
RATING



ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	DOG PARK BOOBOO'S BUDDIES DOG PARK	3.6 MILES
	PARK BOB JONES NATURE CENTER	4.1 MILES
	HIKING THE PARKS AT TOWN CENTER	5 MILES
	LAKE HORSESHOE TRAIL AT LAKE GRAPEVINE	6 MILES





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FOOD REPORT



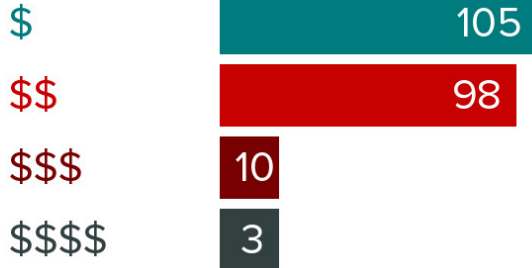
NEIGHBORHOOD EATS

This home is located near **203** moderately priced restaurants and has an **above average** variety of cuisines.

218



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	63
MEXICAN	28
ITALIAN	24
FAST FOOD	18
PIZZA	14
BARBECUE	13
SEAFOOD	12
STEAKHOUSES	9
JAPANESE	8
OTHER	29

To learn more about this home or obtain financing information, please contact:



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