

308 BLYTHE BRIDGE DRIVE, ROANOKE, TX 76262

4 BD | 2.1 BA | 2,419 SQ. FT | 6,229 SQ. FT LOT

OFFERED AT

\$318,000



To get pricing and information, text
LIST295942 to **800.701.6509**

ABOUT THIS PROPERTY

Fantastic 4 bedroom home with an open game room upstairs! A beautiful stone elevation & wrought iron on the front door enhance curb appeal of this lovely home. Amenities include: wood floors, granite counters, stainless appliances, gas cooktop & 42in cabinetry. Spacious master bedroom. Surround sound in the upstairs game room. Out back is a covered patio & beautifully landscaped yard. You will love the family friendly neighborhood of Briarwyck! The community pool is just down the street, along with a playground. Highly rated Roanoke Elementary is inside the neighborhood. Medlin MS & Byron Nelson HS are just a couple of miles away!

4
BED



2.1
BATH



EXPERT REALTOR

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BRE# 00000000
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MIKE PORTER

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AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within 2 miles.

- ATM 0.8 MI
- GYM 0.8 MI
- COFFEE 1.3 MI
- GAS 1.6 MI
- GROCERIES 1.7 MI
- CLEANERS 1.8 MI
- PHARMACY 1.8 MI
- MOVIE THEATER 2.9 MI
- MEDICAL 2.9 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 3 private schools and 1 charter school within 5 miles.

- 6 RATING**
PK-5 ROANOKE ELEMENTARY SCHOOL ASSIGNED
- 10 RATING**
6-8 MEDLIN MIDDLE SCHOOL ASSIGNED
- 8 RATING**
9-12 BYRON NELSON HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE THE GOLF CLUB AT CHAMPIONS CIRCLE (4.4 MILES)
- DOG PARK BOOBOO'S BUDDIES DOG PARK (7.1 MILES)
- PARK JOHNSON ROAD PARK (7.7 MILES)
- HIKING MEADOWMERE PARK (9.8 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 179 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	45	FAST FOOD	14
MEXICAN	27	PIZZA	14
ITALIAN	24	JAPANESE	9
DELIS	16	STEAKHOUSES	8
CHINESE	14	OTHER	25

