

1616 TUSCAN RIDGE CIRCLE, SOUTHLAKE, TX 76092

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

OFFERED AT

\$519,900



# OPEN HOUSE



To get pricing and information, text LIST168051 to 800.701.6509

## ABOUT THIS PROPERTY

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!



**KIMBERLY BEDWELL**  
Briggs, Freeman and Sotheby's

t: (817) 229-9445  
e: kbedwell@briggsfreeman.com



**MIKE PORTER**  
President  
NMLS# 978561

t: (817) 832-8452  
e: mporter@rdhloans.com  
w: www.rdhloans.com



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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 3 miles.

- GYM 1.6 MI
- ATM 10+ MI
- GAS 10+ MI
- MEDICAL 2.1 MI
- COFFEE 2.2 MI
- GROCERIES 2.2 MI
- CLEANERS 2.6 MI
- PHARMACY 2.8 MI
- MOVIE THEATER 4.4 MI



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.

- 10 RATING**  
PK-5 LAKEVIEW ELEMENTARY SCHOOL ASSIGNED
- 10 RATING**  
6-8 MEDLIN MIDDLE SCHOOL NEARBY
- 9 RATING**  
9-12 GRAPEVINE HIGH SCHOOL ASSIGNED



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 (5.0 MILES)
- LAKE HORSESHOE TRAIL AT LAKE GRAPEVINE (6.0 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

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

BY CATEGORY

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

