

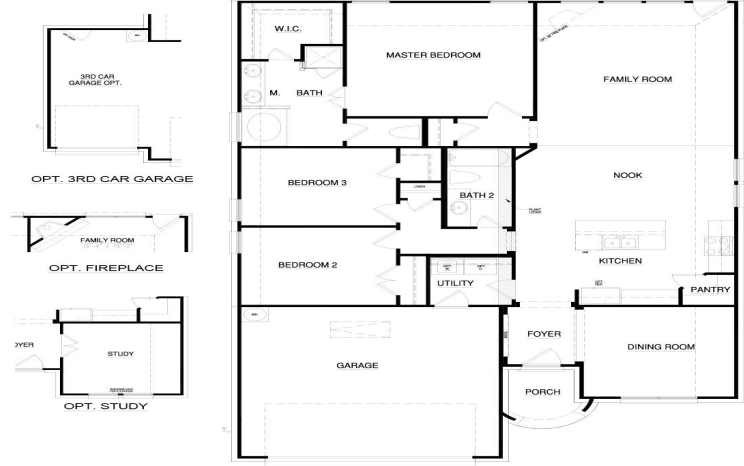
# 709 Sandy Chip Trail

Fort Worth, TX 76108

3   
2.0   
1,862   
2 

## CONCEPT 1862

3 Bedrooms  
2 Full Baths  
Family Room  
Dining Room  
Breakfast Nook  
2-Car Garage  
Optional Fireplace  
Optional Covered Patio  
Optional Study (to Dining Room)  
Optional 3-Car Garage



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Your guests will be in for a warm welcome with beautiful wood flooring that flows from the foyer through to the kitchen, nook, and family room. Need some extra privacy? The study is perfect! With its inviting double doors, plush carpeting, and promise of quiet concentration, you have everything you need for an enjoyable place of work or personal escape. Make your way to the kitchen – it's sure to impress. Fully equipped with stainless steel appliances, generous storage and counter space, additional seating at the sizable island, copious pantry corner cabinets, chic cabinet finishes, and stunning granite countertops - it's no wonder why this is often referred to as the heart of every home. The family room is a truly delightful place where friends and family can get together to share laughter and special moments. With ample sunlight coming through the windows, it's just the right ambiance for some lovely afternoon tea with your closest pals or an evening of playing board games! What's more – with easy access to the rear-covered patio, you have yourself a mini garden party set up in no time. Just off the family room, you'll find the master suite, it has vaulted ceilings that make this space elegant and friendly at once. The attached master bath has everything you need with its dual sink vanity, separate tub, and shower as well as plenty of closet space. Two additional bedrooms, with linen closets cleverly tucked in a separate wing, give you plenty of room for guests or kids. An added bonus is that both bedrooms have easy access to a full bathroom, making it easy to get ready and start your day. The two-car garage at the front of the house ensures there is plenty of room for everyone. Not to mention, conveniently located beside the garage entrance is the full-sized utility room- an ideal spot for keeping extra items out of sight when needed.



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