

2119 DARBY LANE, FRESNO, TX 77545

4 BD | 3.5 BA | 3 ACRE LOT

OFFERED AT

\$1,215,000



ABOUT THIS PROPERTY

Discover the “Luxury Acreage Lifestyle” at 2119 Darby Lane. Set on 3 gated, wooded acres with no rear neighbors, this estate offers rare privacy in Newpoint Estates. Elevated above the street and outside the floodplain, the engineer-built home reflects exceptional quality and design. The grounds offer space for a future cabana, guest house, or equestrian use. Inside, enjoy a meticulous remodel with a new roof, updated AC, and premium appliances. A resort-style pool anchors the outdoor living experience. Minutes from the Fort Bend Toll Road with easy access to the Medical Center and Downtown.

4
BED



3.5
BATH

3
ACRE LOT

1999
BUILT IN



DWIGHT JOHNSON

REALTOR

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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.

- CLEANERS 0.9 MI
- PHARMACY 1 MI
- GAS 1 MI
- GYM 1.3 MI
- GROCERIES 1.3 MI
- ATM 2 MI
- COFFEE 2.1 MI
- MEDICAL 2.9 MI
- MOVIE THEATER 6.8 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **2** private schools within **5** miles.

- 5 RATING**
PK-5 HERITAGE ROSE ELEMENTARY SCHOOL ASSIGNED
- 6 RATING**
6-8 BAINES MIDDLE SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK KITTY HOLLOW PARK (2.5 MILES)
- GOLF COURSE QUAIL VALLEY GOLF COURSE (5.4 MILES)
- DOG PARK PAWM SPRINGS DOG PARK (9.2 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **8** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

BARBECUE	2	FAST FOOD	1
ASIAN	2	INTERNATIONAL	1
ITALIAN	1	AMERICAN	1
CAFES, COFFEE AND TEA	1	PIZZA	1

