

*3304 Paint Brush Ln*  
*So much to offer – Charming Bedford Gem*



*Reasons that you'll regret if you let this property pass...*

**Picture yourself** in this 4-bedroom, 3.5-bath home in Bedford's Rustic Woods with the kind of backyard retreat you'll want to show off. The lot is .214 acres with big trees surrounded by quiet well lit streets where the homes are well cared for. At 2,558 sq. ft., it's got plenty of space but still feels comfortable. Out front, you'll find brick and siding, full gutters, and a welcoming entry. Step inside to a large foyer with chandelier that leads into formal living and dining. There's also a second living room/den with a brick fireplace, built-ins, and a wet bar. The kitchen has granite counters, 42-inch cabinets, a deep sink with modern fixtures, a large pantry, and an electric oven and range. Updated wood-look tile runs through the main living areas.

**Upstairs**, every bedroom has vaulted ceilings and walk-in closets. The primary suite has a very large closet, great natural light, and a bath that feels like a spa with dual granite vanities and a frameless shower with bench, dual rain heads and handheld sprayers. The secondary en-suite has its own private bath, while another bedroom connects directly to a full bath, which is shared by the nearby fourth bedroom. A game room and laundry finish out the upstairs floorplan.

**The backyard** is where this house really shines. A 20x20 covered patio with 8x8 cedar posts, 4x12 beams, and stained shiplap ceiling feels like an outdoor living room. Ceiling fans, outlets, lights, and a misting system that keeps both the patio and yard cool. The professionally installed artificial turf lawn looks perfect year-round without the upkeep, and a private 200 sq. ft. climate-controlled studio gives you space for an office, gym, workshop, or hobby room. Behind the fence, a creek adds privacy and natural charm.

**Other notes:** newer fencing, insulated garage, roof (2019/30-yr dimensional), HVAC (2015/410-A SEER 16), and water heater (2016/gas 50-gal). Close to parks, trails, shopping, DFW Airport, and only five minutes from the new H-E-B and Sprouts going up now. Don't miss your chance to own this standout property!

Virtual Tour, photos, & 3d walkthrough: <https://www.seetheproperty.com/486363>

Feature & Floorplan: [https://realtysidebyside.com/wp-content/uploads/2025/09/Features-Floorplan\\_3304-Paint-Brush-Ln\\_opt.pdf](https://realtysidebyside.com/wp-content/uploads/2025/09/Features-Floorplan_3304-Paint-Brush-Ln_opt.pdf)

3d-walkthru: <https://my.matterport.com/show/?m=6N3t67nRsWu>

Extra photos: [https://drive.google.com/drive/folders/IFcRu5IUa-3DMOPSOyOGJupd\\_ToNoWrxo?usp=sharing](https://drive.google.com/drive/folders/IFcRu5IUa-3DMOPSOyOGJupd_ToNoWrxo?usp=sharing)



## Notable Features:

### Estimated cost of recent upgrades:

> Covered patio / outdoor entertainment area	- \$ 19,000
> Accessory Unit/Office	- \$20,000
> Artificial Turf	- \$ 17,000
> Refresh paint (interior/exterior); caulk; siding	- \$ 4,500
> New fencing	- \$ 3,500
> Updated bathrooms	- \$30,000
	<b>-\$94,000</b>

### §§ Intro:

§ A 2,558 sq-ft 2-story home in Bedford, TX on large .214 acre lot

§ 4-bed; 3-bath + half bath; plus two living areas & two dining areas; plus kitchen + pantry, laundry, and 2-car garage. The outdoor area includes covered patio, plus private accessory unit, plus artificial turf and fully fenced making for a fantastic outdoor entertainment & superior living area!

§§ The ground floor has grand entrance, two living areas, two dining areas, kitchen + pantry, updated half bath, garage, and exit to rear outdoor living

### § Kitchen & Dining:

- lots of quality cabinets
- granite counter tops with modern tile backsplash; large & deep kitchen sink + modern fixtures
- appliances include oven, microwave, dishwasher, garbage disposal, and SS refrigerator (negotiable)
- separate large formal dining area which is at front of house
- gorgeous wood look tile flooring in kitchen, breakfast, & dining

### § Living areas:

- den has wood burning fireplace, built-ins, storage area under stairs, and wet bar (which separates the two living areas)
- formal living is at front of the house
- carpet in both living rooms

§§ The second floor has gameroom, laundry, four bedrooms (with walkin closets) and three full bathrooms

- > all bedrooms have vaulted ceilings
- > three of the bedrooms are adjoined by a full bathroom!

### § Master bedroom & ensuite:

- large 20x12 bedroom with large walkin closet and sitting area; additionally bench seating at the bay window
- ensuite is updated with all modern tile & granite counters, flooring, large walkin frameless shower; shower has sitting bench plus dual rain heads and hand-held sprayers

### §§ Outdoor area:

§ lot has mature trees, fenced yard, outdoor living area as follows:

- large 20 x 20 covered patio (3" slab + 8x8 cedar posts + 4x12 cedar beams + beautiful stained wood pitched roof + elec power + large ceiling fans + nighttime lighting + misting system) together with 10 x 10 uncovered slab area
- artificial turf (always green and soft like a carpet) throughout back fenced area; partially bounded by ground stone - low maintenance yard!

- 20x10 climate controlled accessory unit (used as a separate & private office); this has a Pioneer 9,000 BTU, 19 SEER mini-split unit (condenser & heat pump) + insulation + hardy siding + new windows + sliding glass doors; all set on concrete piers

§ newer fencing (less than 3-yrs old); part of it is 8-ft height

§ **bonus** - there's a 30-ft barrier from the 8-ft fence to the south boundary of the property providing additional privacy and separation from the drainage & utility easement

### §§ General:

§ HVAC is 410-A/SEER 16 w/gas furnace (2015); Hot water is 50-gal/gas (2016); roof is 30-yr dimensional (2019)

§ great curb appeal with brick exterior with siding; fully guttered; custom lighting system under eaves

§ the house was the comm model and the garage used as an office; thus, it is partially finished & insulated providing for comfortable use year-round

§ walking distance to the nearby playground and walking trail (at St Michael Catholic Church); other great venues nearby -Glade Parks Town Center, Generations Park, Stormy Jones Park; the list goes on...

§ Property taxes only ~1.9469%



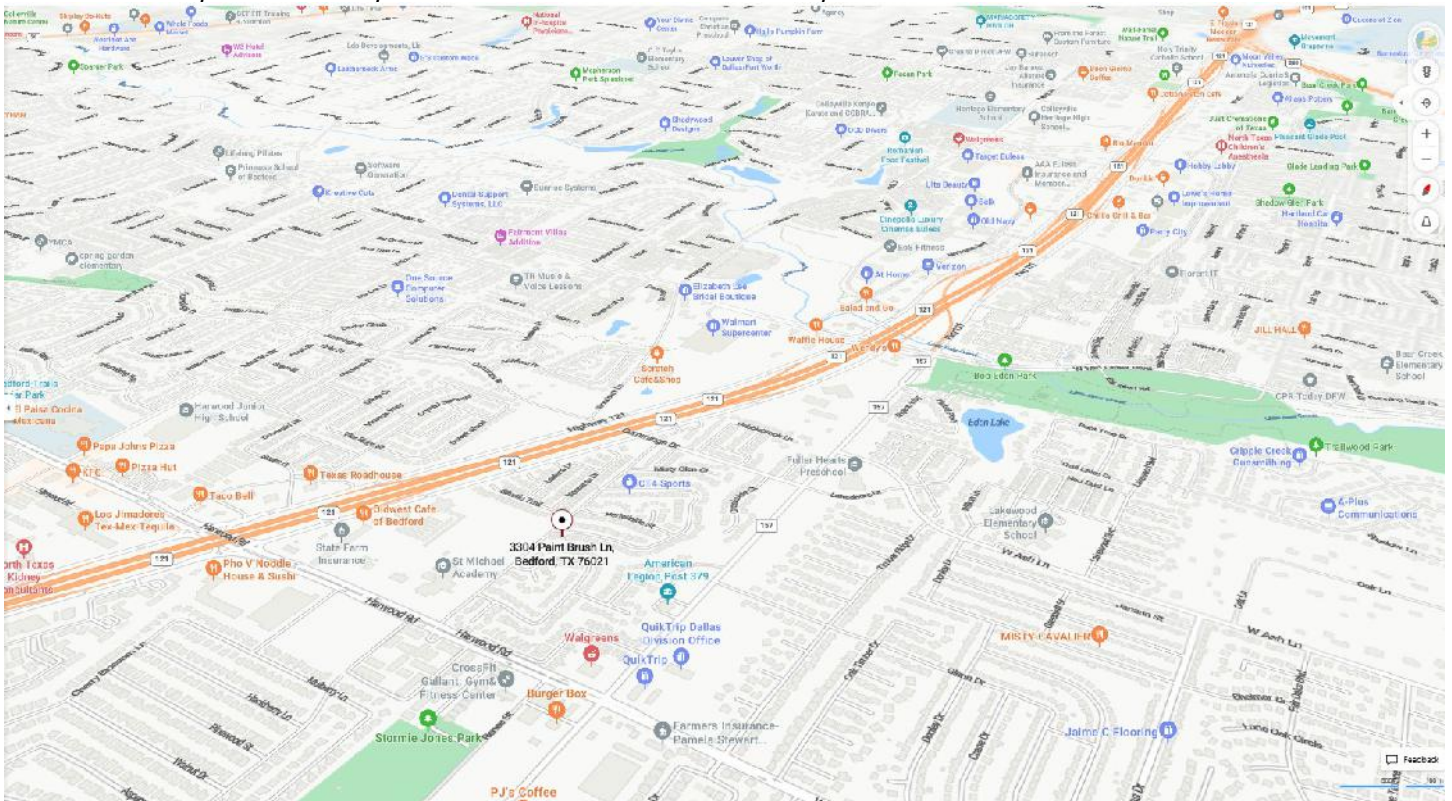
Floorplan

GROSS INTERNAL AREA  
 FLOOR 1: 1,284 sq. ft. FLOOR 2: 1,403 sq. ft.  
 TOTAL: 2,787 sq. ft.  
 EXCLUDED AREAS: PATIO, 325 sq. ft. PORCH: 12 sq. ft.  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**Location & Demographics:**

- [HEB ISD](#) – highly rated schools; Meadowcreek MS; Harwood JH School; Trinity High School
- Centrally located in the metroplex and close to highways with SO many great venues, restaurants, theater, entertainment, colleges & universities, parks, trails, churches, airports, and more - just minutes away.
- Minutes from [Glade Parks Town Center](#); [Generations Park at Boys Ranch](#); shopping, entertainment, dining; also H-E-B Grocery Store (Glade Parks) and Sprouts (Gateway Plaza) under construction nearby
- Walking distance to a playground and walking trail at St Michael Catholic Church
- Minutes from Bell Helicopter, BNSF, Lockheed, and many other major employers in the DFW area
- Nearby access to Hwys I-820, SH-183/121, and I-360 nearby



*Setup a showing and make an offer today!*