

JUST LISTED

5919 Timbercrest Drive

Arlington, Texas 76017 · The Crest

$219,000

2 BED | 1 BATH | SINGLE STORY | NO HOA

PROPERTY BOOKLET · CLOSE WITH CURLY

BRENTON BRIDGES
CLOSE WITH CURLY
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01 · AT A GLANCE

Vaulted ceilings, a fenced yard, and no HOA dues.

List price	**$219,000**
Bedrooms	**2**
Bathrooms	**1 full (split vanity room + tub room)**
Layout	**Single story, attached**
Living area	**About 1,074 sq ft***
Lot	**About 4,941 sq ft***
Year built	**1984***
Roof & HVAC	**2023 (per seller)**
HOA	**None**
Parking	**2-car carport, rear**
Subdivision	**The Crest**
School district	**Mansfield ISD****

2023

New roof and HVAC.
On a 1984 home, those are the two big-ticket questions. Both are answered.

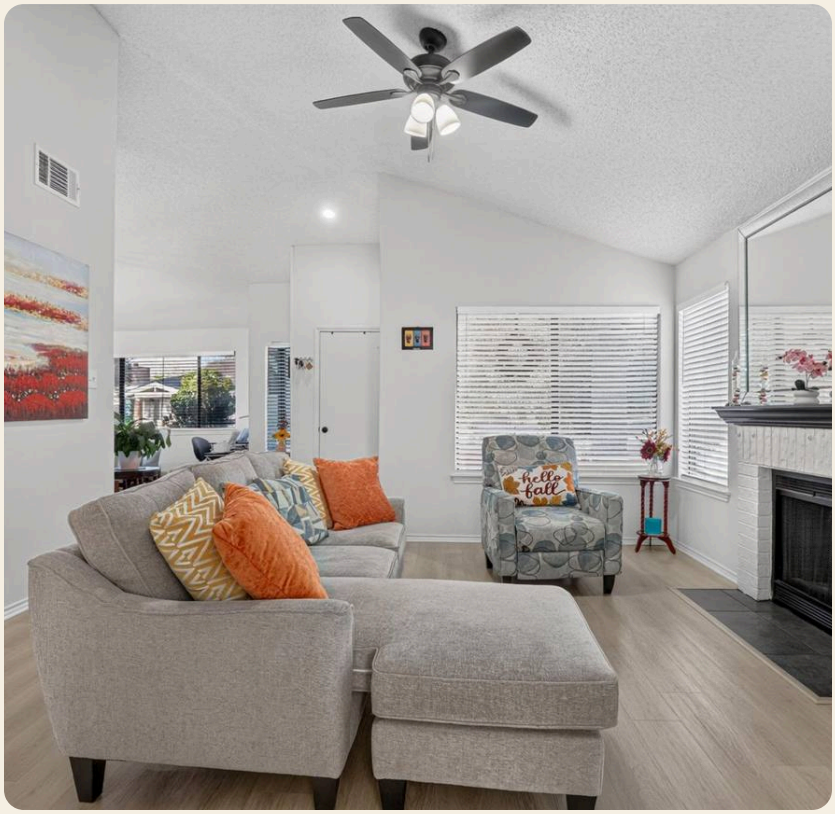
- 21-foot living room with a brick fireplace under a vaulted ceiling
- White kitchen: granite counters, subway tile, stainless appliances, pantry
- Pass-through bar from the kitchen to a vaulted dining area
- Primary bedroom opens through glass doors to the back patio
- Glass-pane French doors on bedroom two: office or guest room
- Wood-look plank floors throughout, no carpet
- Fully fenced yard, two patios, barn-style shed, 2-car carport

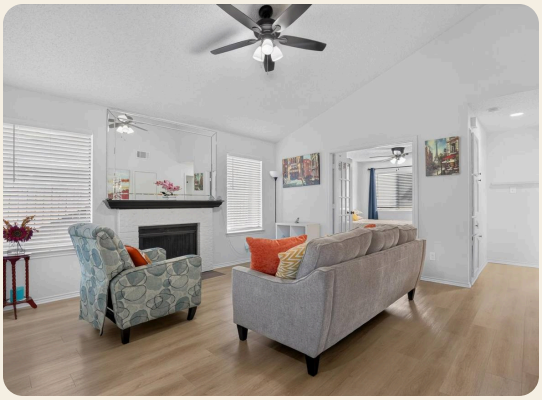


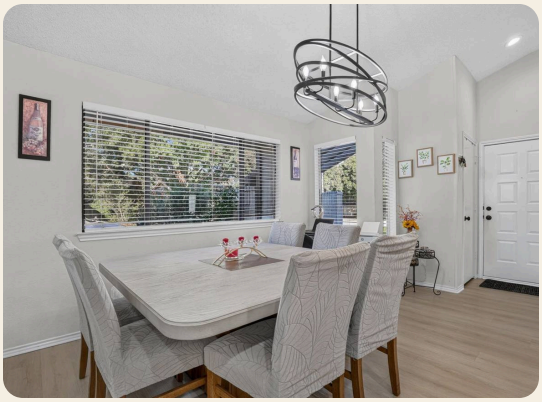
*Per Tarrant Appraisal District records; buyer to verify. **Confirm school assignment with Mansfield ISD.

02 · LIVING & DINING

A ceiling that makes the whole room breathe.



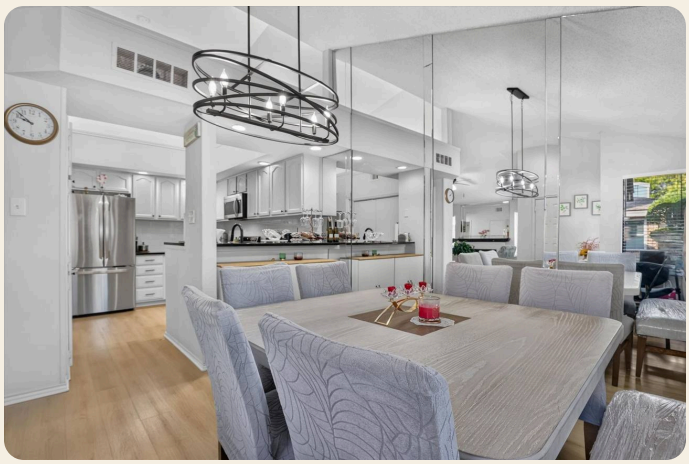




Living 21'3" × 14'8" | **Dining 13'10" × 12'3"** | **Vaulted ceilings** | **Brick fireplace**

The living room runs 21 feet under a vaulted ceiling, with the brick fireplace and mantel as the anchor. Big windows on two walls pull in daylight, and the wood-look plank floors run straight through.

Dining sits under the same vault, with a modern ring chandelier and wide windows. A pass-through bar ties it to the kitchen, so whoever's cooking stays in the conversation.





03 · KITCHEN

White, bright, and ready to cook in.







Kitchen 11'7" × 11'11" | Granite | Subway tile | Stainless appliances | Full-size laundry closet

White cabinets with matte-black hardware, granite counters and white subway tile. The stainless range, microwave, dishwasher and French-door refrigerator line one wall, with recessed lighting overhead.

A matte-black pull-down faucet sits over an undermount sink. Behind the closet doors: a pantry, and a full-size laundry closet so washer and dryer stay off the patio.

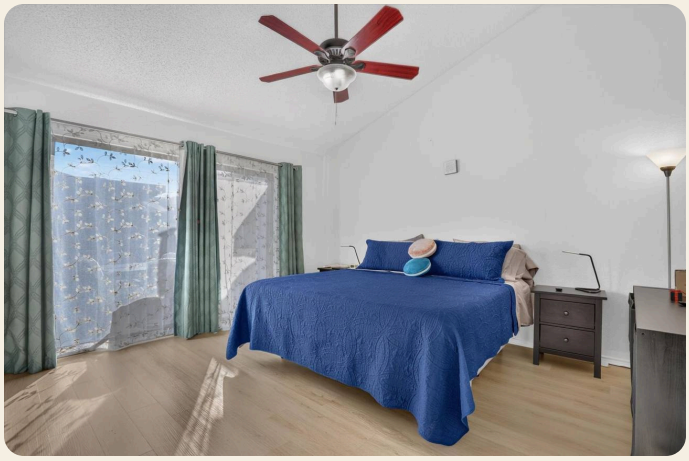


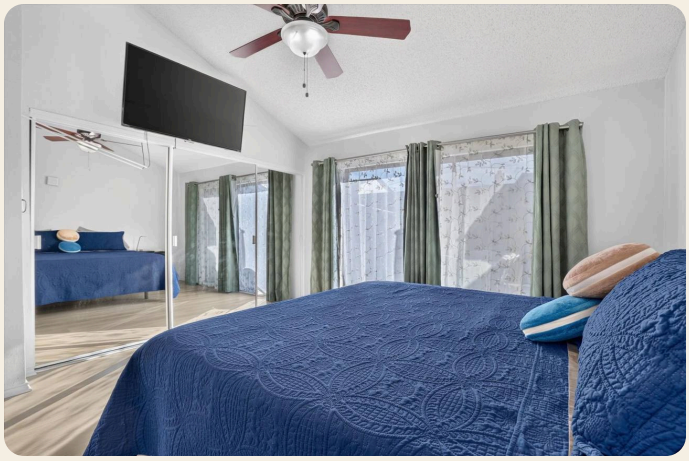


Confirm with the listing agent which appliances convey.

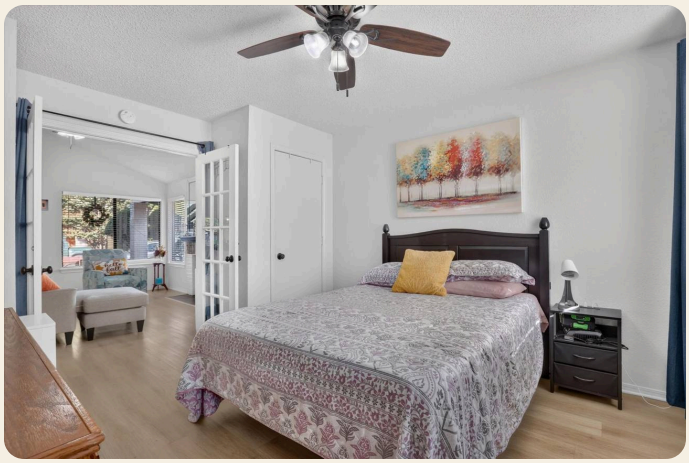
04 · BEDROOMS & BATH

Two real bedrooms, two different jobs.





Primary bedroom · 14'0" × 13'0" · vaulted ceiling · mirrored closets · glass doors to the patio





Bedroom two · 13'1" × 11'2" · glass-pane French doors to the living room



The bath is split: a vanity room with the sink and mirror, and a separate room for the tub and toilet behind its own door. Two people can get ready at once.

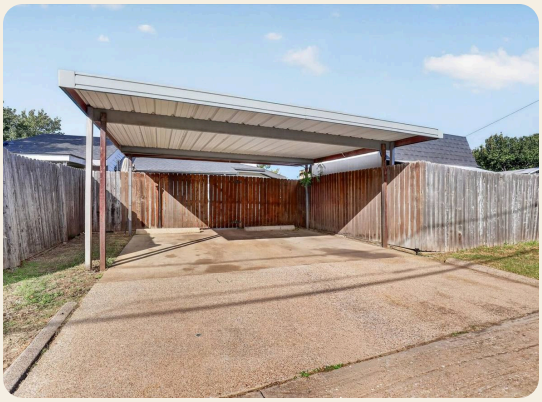
The primary opens straight to the back patio, and the French doors on bedroom two make it an easy home office.

05 · OUTDOOR LIVING

Fenced, finished, and room to spread out.







Fully fenced · Two patio slabs · Barn-style shed with window · 2-car carport

Out back, the yard is fully fenced with two concrete patios: one for the grill, one for the table. A walkway runs to a barn-style storage shed with double doors and a window.

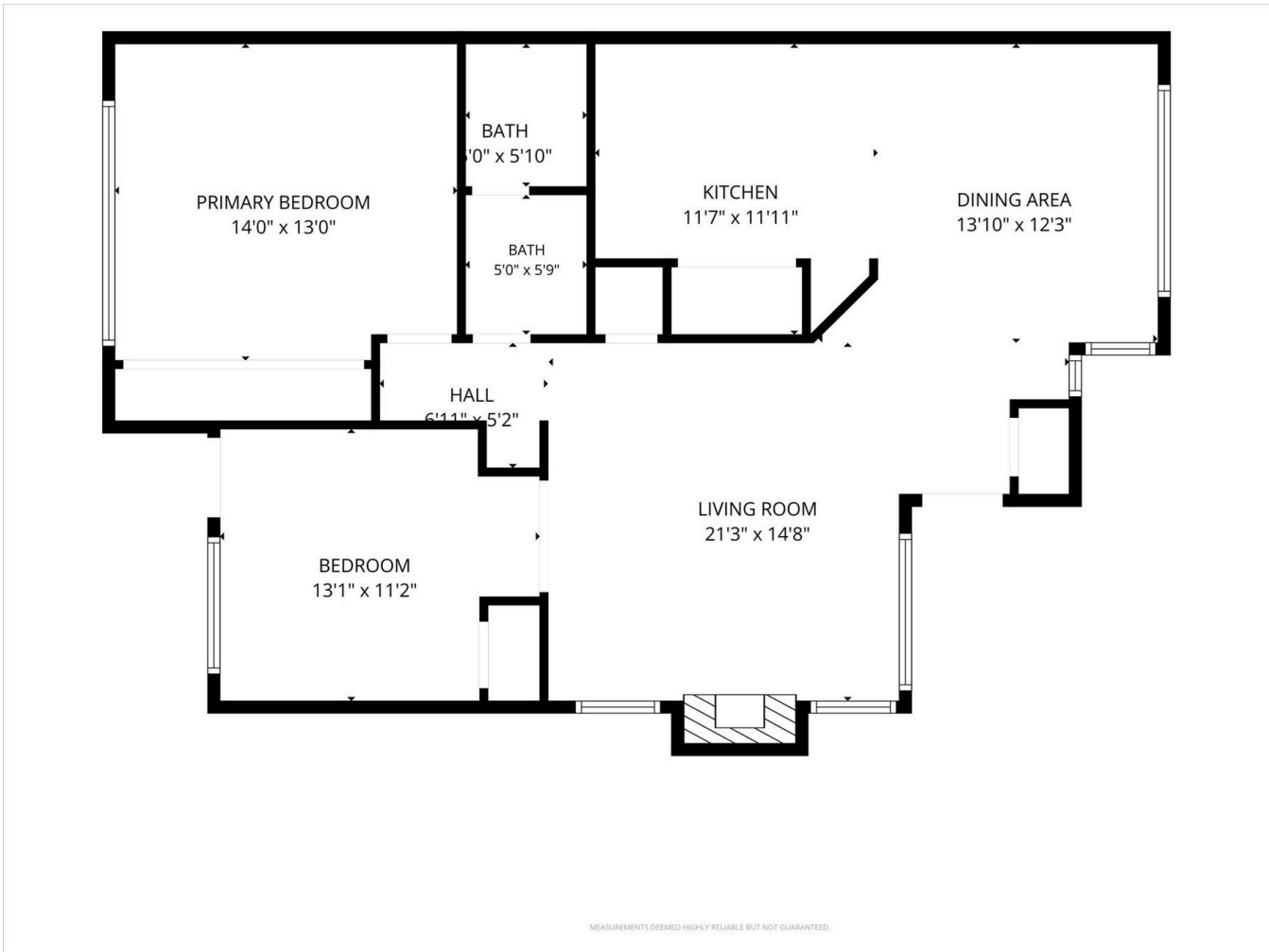
The 2-car carport sits at the rear, behind its own fence line. Out front, a covered porch with room for two chairs looks over the walk.





06 · FLOOR PLAN

Everything on one level.



ROOM	SIZE
Living room	**21'3" × 14'8"**
Primary bedroom	**14'0" × 13'0"**
Dining area	**13'10" × 12'3"**
Bedroom two	**13'1" × 11'2"**
Kitchen	**11'7" × 11'11"**
Bath (vanity room + tub room)	**5'0" × 5'10" · 5'0" × 5'9"**

Floor plan measurements deemed highly reliable but not guaranteed.

07 · LOCATION & NUMBERS

Southwest Arlington, close to I-20.

I-20	~2 mi
The Parks Mall at Arlington	3.6 mi
UT Arlington	6.3 mi
AT&T Stadium	8.5 mi
Downtown Fort Worth	16.4 mi
DFW Airport	23.5 mi
Las Colinas (Irving)	27.4 mi
Downtown Dallas	28.1 mi

Approximate driving miles (OpenStreetMap routing); I-20 is straight-line distance. Drive times vary with traffic.

NO HOA

No monthly HOA dues, no HOA approval to paint the shed or add a pergola, and no HOA special assessments. City of Arlington rules and permits still apply.

ESTIMATED MONTHLY PRINCIPAL & INTEREST

DOWN PAYMENT	LOAN	P&I / MO
3.5% · $7,665	$211,335	$1,440
5% · $10,950	$208,050	$1,418
10% · $21,900	$197,100	$1,343
20% · $43,800	$175,200	$1,194

Based on the $219,000 list price and a 30-year fixed rate of 7.24%, the Freddie Mac Primary Mortgage Market Survey average for the week of Oct 29, 2026. Principal and interest only: property taxes, homeowners insurance and any mortgage insurance are extra. Your rate depends on your credit, loan type and lender. This is an illustration, not a loan offer; get a quote from a licensed lender.





08 · YOUR ADVISOR

Hi, I'm Curly.

I'm Brenton "Curly" Bridges, REALTOR® with Monument Realty in Fort Worth. Thirteen years in healthcare taught me to listen first and give a straight answer. You get an advisor, not a salesperson. No pressure, just clarity.

> *"I can't imagine purchasing my home without Brenton! ... He's also a great negotiator, he definitely puts in that elbow grease to get what is fair."*
>
> VERONICA R. · BUYER · SOUTHEAST ARLINGTON · 2023

Top 250
Fort Worth Real Producers, 2026

5.0 ★
20 Zillow reviews (Sept 2026)

2022–2026
D Magazine Best Real Estate Agents

HOW TO SEE 5919 TIMBERCREST

1. Come to the open house: Saturday, November 7, 1–3 pm. No appointment needed.
2. Want a private showing instead? Call or text me at 225.806.5333 with a day and time.
3. Working with an agent already? Have them reach out to me to book a showing.
4. Want to know what you'd pay monthly? I'll connect you with a lender for a real quote.

225.806.5333
Call or text Curly · brenton@bridgesrealtydfw.com
5919-timbercrest.netlify.app · closewithcurly.com

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