

# FAQ SHEET

**PROPERTY:** 2419 PORTWOOD WAY | FORT WORTH, TX

**Q: What are the primary community amenities and HOA requirements for this address?**

A: Since this home is located in the Resort on Eagle Mountain Lake, it features a gated and guarded entrance. Residents have access to an 18-hole championship golf course, a private boat ramp with lake access, a clubhouse with a restaurant, two community pools, a fitness center, and tennis courts. The mandatory HOA fee is \$633 per quarter, which covers security and facility maintenance.

**Q: What specific interior features stand out in the home's design?**

A: The property is highlighted by a chef's kitchen equipped with a five-burner gas cooktop, double ovens, and a custom beverage cabinet. The primary suite is a major draw, featuring a large walk-in closet and a high-end ensuite bath. Additionally, the layout includes a dedicated study with French doors and a second-story balcony that offers elevated views.

**Q: What is the parking and storage situation?**

A: The home includes a three-car attached garage. The garage dimensions are approximately 21 by 38 feet, providing extra depth that is frequently utilized for larger vehicles, a golf cart or additional storage needs.

**Q: Which schools serve this specific location?**

A: This property is situated within the Eagle Mountain-Saginaw Independent School District. Students typically attend Eagle Mountain Elementary, Wayside Middle School, and Boswell High School.

**Q: What is the current tax profile for the property?**

A: For the 2024 tax year, the property taxes were approximately \$10,344. Given the 2019 construction, the assessed value has remained relatively stable within the luxury market of the Resort community.

**Q: What are the core specifications of the residence?**

A: The home was built in 2019 and offers approximately 3,245 square feet of living space. It features a three-bedroom, three-bathroom configuration and sits on a lot of roughly 0.17 acres.

# TOP FIVE

## ACTIVITIES & ATTRACTIONS NEAR THIS HOME

### 1. Fort Worth Stockyards:

Step back into the Old West in this world-famous historic district.

- The Experience: Watch the world's only twice-daily cattle drive down East Exchange Avenue.
- Don't Miss: The Cowtown Coliseum rodeo, authentic western saloons, and unique boutique shopping.

### 2. Fort Worth Water Gardens:

An architectural marvel and a cooling oasis in the heart of downtown.

- The Experience: Wander through three distinct pools of water designed by famed architect Philip Johnson.
- Don't Miss: The "Active Pool," where you can walk down stone steps as water cascades 40 feet around you.

### 3. Fort Worth Zoo:

Consistently ranked as one of the top zoos in the United States.

- The Experience: Explore immersive habitats that house thousands of animals from around the globe.
- Don't Miss: The "African Savanna" and the "Texas Wild!" exhibit, featuring the diverse wildlife of the Lone Star State.

### 4. Fort Worth Nature Center & Refuge:

Over 3,600 acres of pristine Texas landscape waiting to be explored.

- The Experience: Hike over 20 miles of scenic trails through forests, prairies, and wetlands.
- Don't Miss: The resident bison herd and the marsh boardwalk, perfect for birdwatching and spotting local wildlife.

### 5. Eagle Mountain Park:

The ultimate destination for hikers and nature photographers.

- The Experience: Enjoy well-maintained trails that offer some of the best elevation gains in the area.
- Don't Miss: Breathtaking panoramic views of Eagle Mountain Lake from the park's many scenic overlooks.