

# CENTURY 21

Judge Fite Company



## 2605 MANDY WAY

ARLINGTON, TX 76017



\$967,000



4,359 sqft



4 beds



3 baths

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## DESCRIPTION

Welcome to 2605 Mandy Way — a stunning, fully transformed home inside the prestigious gated Twin Gates community of Arlington. Independently appraised at \$967,000 in January 2026, this home is priced at appraised value. Sitting on over a third of an acre with serene pond and greenbelt views, this 4-bedroom, 3-bath, 4,359 sqft residence has been elevated with over \$340,000 in renovations and upgrades. The fully remodeled chef's kitchen features granite countertops, updated cabinetry, a large island, breakfast bar, walk-in pantry, and a wet bar — built for those who love to entertain. The main floor features two bedrooms, including the primary suite, complete with a \$60,000+ spa-inspired bathroom, oversized walk-in shower, and a private pond-view flex room with direct backyard access — ideal as a nursery, second closet, or personal retreat. Additional highlights include an executive study with built-ins, two fireplaces, nearly tripled recessed lighting, refinished hardwood floors, new backyard-facing windows, and a brand new \$50,000+ deck overlooking the pond. Major systems include 3 new HVAC units (2022), a new furnace (2025) with a 10-year warranty, a 2017 roof, and a 2019 water heater. Twin Gates offers gated entry, scenic walking trails, and fishing ponds — all within minutes of I-20, downtown Fort Worth, and top-rated Arlington ISD schools. A rare opportunity at this level of finish in this community.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21253957

**YEAR BUILT:** 1993

**COUNTY:** Tarrant

**TRACT OR SUBDIVISION:** Twin Gates Add

**LIST DATE:** 04/30/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,359

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.31

**LOT SIZE (SQFT):** 13,677

## INTERIOR FEATURES

### FIREPLACE:

- Bath
- DoubleSided
- GasLog
- LivingRoom
- PrimaryBedroom
- SeeThrough

### FLOOR COVERINGS:

- CeramicTile
- Hardwood

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- Disposal
- GasWaterHeater
- WineCooler

### WINDOWS:

- Skylights
- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorMulti</li><li>● DoorSingle</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BacksToGreenbeltPark</li><li>● Landscaped</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Combination</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Metal</li><li>● Perimeter</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

- Other
- Sidewalks
- TrailsPaths

**LISTED BY:** David Fan 

**PHONE:** 682.370.0366

**BROKERED BY:** EXP REALTY