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101 DECKER COURT #702
IRVING, TEXAS 75062
\$629,900

RAYMOND LEON
& Associatessm



Open Living, Dining & Kitchen



Tall Ceilings & Natural Light Throughout



Spacious, Large Kitchen with Half Bath

Living Room (2nd): 18 x 17
Dining Down (2nd): 15 x 10
Kitchen (2nd): 21 x 9
Primary Bedroom (3rd): 14 x 13
Primary Closet (3rd): 10 x 8
Bedroom 2 (3rd): 11 x 10
Bedroom 3 (1st): 14 x 10
Utility Closet (3rd): 6 x 4
Screened Rooftop Patio: 19 x 17
Garage (1st): 21 x 18

Square Footage per Tax: 2,096sf
Year Built Completed: 2018
Irving ISD Schools: Farine Elementary
 (2023/2024 Year): Travis Middle
 MacArthur High

HOA Dues: \$459/Month
HOA Contact: Guardian Property Management
 (972) 458-2200
HOA Dues Include: Exterior Insurance, Exterior
 Maintenance, Management Fees,
 Full Use of Facilities
Community Perks: Pool, Gated Community, Canal
 Access, Starbucks nearby, Easy
 Access to 114

**Las Colinas Association Dues are \$140 per \$100,000
 Assessed Annual Valuation**
Las Colinas Association Website: <https://lascolinas.org/>
DCURD Taxes: \$0.7551 on each \$100 of Assessed
 Annual Valuation
DCURD Website: <https://dcurd.org/>



Spacious 3rd Floor Primary Suite



Gorgeous Spa-Like Primary Bathroom



Attached 2 Car Garage



CEO, Broker & Realtor[©]
Historic House Specialist

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SCAN HERE



VIRTUAL TOUR, FLOOR PLAN,
GRAPHICS, PHOTO LINKS,
DOCUMENTS, MORE

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