

1501 ROSS AVE
 CARROLLTON, TEXAS 75006
 \$450,000

RAYMOND LEON
 & Associatessm



SCAN FOR MORE INFORMATION & DETAILS

UPDATED SINGLE STORY HOME ON 0.453 LOT! 3 BEDROOMS, 2 FULL BATHROOMS, 2 LIVING, 1 DINING, 1.5 GARAGE + 2 CAR CARPORT. UPDATED KITCHEN WITH GRANITE COUNTERS, BACKSPASH, HARDWARE & STAINLESS APPLIANCES (INCLUDING GAS COOKTOP, COMBINATION MICROWAVE/CONVECTION OVEN, FULL OVEN, DISHWASHER & VENT). PRIMARY & FULL BATHROOMS BOTH REMODELED & UPDATED! SLATE LIKE LUXURY VINYL TILE THROUGHOUT KITCHEN, LIVING AREAS & UTILITY. ORIGINAL HARDWOODS IN THE DINING, HALLWAY AND BEDROOMS. HEATING & AIR CONDITIONING SYSTEM & DUCT WORK REPLACED 2016. ROOF REPLACED 2021. 200 AMP ELECTRICAL PANEL & SERVICE UPGRADED & REPLACED 2020. MORE! ADJACENT TO FRANCIS PERRY PARK WITH THE QUAINT SHOPPING & DINING OF DOWNTOWN CARROLLTON MERE BLOCKS AWAY (CANE ROSSO, BABE'S CHICKEN DINNER HOUSE, TWISTED ROOT BURGER, 3 NATIONS BREWING COMPANY, POCKET SANDWICH THEATER, MORE). NEW CONSTRUCTION POPPING UP IN THE NEIGHBORHOOD ON SIMILAR OR SMALLER LOTS. GET INTO THIS NEIGHBORHOOD NOW!



AMERICA'S TOP 100 - TOP 1%



CEO, Broker & Realtor[©]
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Living1:	17 x 14	Kitchen:	13 x 13
Living2:	19 x 13	Dining:	19 x 13
Primary:	14 x 12	Utility:	10 x 9
Bed2:	15 x 12	Garage:	22 x 11
Bed3:	12 x 10		(See Floor Plan)

Lot Size: 95x208(.453Acre)/Tax
 Year Built: 1956/Tax
 Square Footage: 1,945sf/Tax
 Carrollton/FB
 Schools: Central/Perry/
 Turner

