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5520 LAKEVIEW CIR  
ROWLETT, TEXAS 75089  
\$450,000

RAYMOND LEON  
& Associates<sup>sm</sup>



EXCEPTIONAL LOT OR REMODEL OPPORTUNITY ON LAKE RAY HUBBARD! THIS LARGE 0.47 ACRE LOT BACKS TO THE TAKE LINE AREA TO LAKE RAY HUBBARD, OFFERING THE POSSIBLE OPPORTUNITY TO UTILIZE WITH A SUBLEASE FROM THE CITY OF ROWLETT, INCLUDING: BOATHOUSE, DOCK DECK, PIER, BBQ PIT, DECK/PATIO, GAZEBO, ETC. YOUR DREAM HOME ON THE LAKE STARTS WITH THIS FANTASTIC LOT! CONTACT THE CITY OF ROWLETT FOR MORE INFORMATION ON UTILIZING THE TAKE LINE AREA & WHAT MAY BE ALLOWED (OR SEE ATTACHED LINKS). EASY ACCESS TO HIGHWAY 66 AND LOCAL SHOPPING, DINING & HEALTHCARE. INFORMATION CONTAINED HEREIN IS FURNISHED BY THE OWNER TO THE BEST OF THEIR KNOWLEDGE AND IS SUBJECT TO VERIFICATION BY THE PURCHASER. LISTING BROKERAGE & AGENT ASSUME NO RESPONSIBILITY FOR CORRECTNESS.



AMERICA'S TOP 100 - TOP 1%



**RAY MACH**  
CEO, Broker & Realtor<sup>©</sup>  
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Living1: 25 x 16      Kitchen: 20 x 9  
Living2: 20 x 20      Breakfast: 10 x 9  
Primary: 15 x 14      Utility: 14 x 9  
Bed2: 15 x 12      Garage: 25 x 19

Year Built: 1970/Tax  
Square Footage: 2,796sf/Tax  
Lot Size: 0.47 Acre (20,355sf)/  
Survey

Garland ISD Schools: Choice of Schools  
(2021/2022 Year)



The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed. All information to be verified by Purchaser prior to closing.