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600 BALLUSTRAD DR
IRVING, TEXAS 75039
\$450,000

RAYMOND LEON
& Associatessm



HIGHLY DESIRED CB JENI END UNIT TOWNHOME LESS THAN 2 YEARS OLD! OVER \$50,000 IN BUILDER UPGRADES & OPTIONS! FANTASTIC FLOOR PLAN WITH WINDOWS AND LIGHT THROUGHOUT. OPEN KITCHEN, DINING AND LIVING AREA WITH GORGEOUS 8X36 WOOD-LIKE TILE. FRIGIDAIRE PROFESSIONAL APPLIANCES INCLUDING GAS RANGE, DISHWASHER & MICROWAVE. BROAN ELITE HOOD VENTED TO EXTERIOR. HALF BATHROOM DOWN FOR EASE AND ENTERTAINING. 3 BEDROOMS ALL UPSTAIRS WITH SPACIOUS PRIMARY BEDROOM SUITE, INCLUDING HUGE WALK-IN CLOSET, DUAL SINKS, FRAMELESS GLASS SHOWER AND PRIVATE WATER CLOSET. SECOND LIVING AREA UPSTAIRS MAKES A GREAT MEDIA SPACE, OFFICE OR PLAY AREA. UTILITY CLOSET CONVENIENTLY UPSTAIRS OFF THE STAIR LANDING. OVERSIZED 2 GARAGE WITH AMPLE GUEST PARKING OUTSIDE THE HOME. HOA DUES OF \$283.94/MONTH INCLUDE BLANKET INSURANCE, EXTERIOR MAINTENANCE, YARD & GRASS MAINTENANCE, MANAGEMENT FEES, MORE. GREEN BELT WITH DOG PARK JUST DOWN THE SIDEWALK. FANTASTIC SHOPPING & DINING, INCLUDING WHOLE FOODS, JUST DOWN THE STREET.



RAY MACH 
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 Historic House Specialist

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|-------------|---------|------------|---------|
| Living 1/1: | 19 x 15 | Kitchen/1: | 16 x 10 |
| Living 2/2: | 13 x 12 | Dining/1: | 14 x 13 |
| Primary/2: | 15 x 13 | Utility/2: | Closet |
| Bed 2/2: | 11 x 10 | Garage: | 22 x 20 |
| Bed 3/2: | 11 x 10 | | |

Year Built:
 Square Footage:
 CFB Schools:
 (2021/2022 Year)
 HOA Dues:

2020 (Completed)
 2,044sf/Appraisal
 La Villita/Bush/
 Ranchview
 \$283.94/Month



AMERICA'S TOP 100 - TOP 1%

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.