

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

RAYMOND LEON

& Associates sm







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):** 6×4 **Screened Rooftop Patio:** 19 x 17 Garage (1st): 21 x 18

Square Footage per Tax: Year Built Completed:

Irving ISD Schools: (2023/2024 Year):

HOA Dues: \$459/Month **Guardian Property Management HOA Contact:** (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

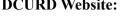
Las Colinas Association Dues are \$140 per \$100,000 **Assessed Annual Valuation**

Las Colinas Association Website: https://lascolinas.org/

DCURD Taxes: \$0.7551 on each \$100 of Assessed

> **Annual Valuation** https://dcurd.org/

DCURD Website:





Spacious 3rd Floor Primary Suite



Gorgeous Spa-Like Primary Bathroom



Attached 2 Car Garage



Ray Mach

2,096sf

Farine Elementary Travis Middle

MacArthur High

2018



CEO, Broker & Realtor® Historic House Specialist

(214)502-9852 DIRECT: OFFICE & FAX: (214)520-4443 RAYMACH@RAYMONDLEON.com

> RAYMOND LEON & Associates sm









GRAPHICS, PHOTO LINKS, **DOCUMENTS. MORE**

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.