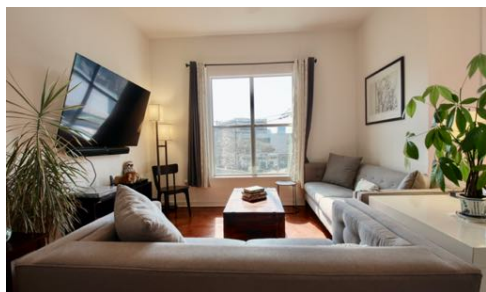




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FABULOUS UPTOWN LOCATION IN THE HIGHLY COVETED MERCER SQUARE BUILDING. THIS OPEN FLOOR PLAN, ONE BEDROOM UNIT LIVES LARGE WITH ITS SPACIOUS KITCHEN, DINING AREA, LIVING ROOM, AND SCENIC BALCONY WITH FRENCH DOORS. OPEN THE DOOR AND ENJOY THE BREEZE AND VIEWS OF DOWNTOWN AND CITY LIVING. THE PRIMARY BEDROOM HAS A FANTASTIC BATHROOM WITH DOUBLE SHOWER HEADS & SOAKING TUB ENCLOSED BY A WALL OF GLASS TO THE DOUBLE SINK VANITY. RECENT IMPROVEMENTS INCLUDE PAINTED WHITE CABINETS, REPLACED CARPET IN THE BEDROOM, AND STAINLESS MICROWAVE OVEN. THE FLOORING THROUGHOUT THE MAIN SPACE IS A LEATHER INSPIRED POLISHED CONCRETE. MERCER SQUARE IS A GATED COMMUNITY WITH A CALL BOX OR KEY FOB ACCESS. THE MANAGER / CONCIERGE IS ON SITE AT THE MAIN ENTRANCE. THE BUILDING ALSO HAS A FANTASTIC UPPER LEVEL SWIMMING POOL AND PATIO SPACE FOR ENTERTAINING OR SUNBATHING. THE UNIT COMES WITH RESERVED PARKING SPACE #108, WHICH IS COVERED AND THE THIRD SPACE IN FROM MAIN ENTRANCE GATE WITH STAIRWELL ADJACENT AND A SHORT DISTANCE TO THE ELEVATOR. ENJOY STARBUCKS ACROSS THE STREET, NOT TO MENTION OTHER FABULOUS RESTAURANTS AND SHOPPING OUTSIDE THE BUILDING. ALSO LOCATED ON THE MCKINNEY TROLLEY LINE (M-LINE TROLLEY). ENJOY THE UPTOWN, CITY LIVING LIFESTYLE IN THIS FABULOUS CONDO!

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Living: 15 x 12
Primary: 13 x 12

Year Built:
Square Footage:
HOA Dues:
HOA Amenities:

HOA Includes:

Dallas ISD Schools:

Kitchen: 15 x 13
Dining: 12 x 11
Utility: 6 x 3

2006
878sf/Tax
\$414.00/Month
Gated, Comm Pool,
Concierge/Mgr
Ext Ins, Ext Maint,
Water/Sewer/Trash
Milam/Spence/N.Dal



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.