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3955 BOCA BAY DRIVE  
DALLAS, TEXAS 75244  
\$525,000

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



SOUTHWESTERN RUSTIC DESIGNER HOME! METICULOUS UPDATES IN A TRULY LOVED HOME EXUDING WARMTH, FUNCTION AND STYLE. UPGRADED KITCHEN FEATURING WOOD CABINETS WITH PULL OUT SHELVES, STAINLESS APPLIANCES AND 3CM GRANITE COUNTERTOPS. LIVING ROOM FEATURES A DRY BAR WITH WINE OR BEVERAGE REFRIGERATOR, GAS LOG FIREPLACE, AND VAULTED CEILING. BOTH THE OWNERS BATHROOM & GUEST BATHROOM HAVE WOOD CABINETS WITH 3CM GRANITE COUNTERS. OWNERS BATHROOM ALSO HAS 2 WALK IN CLOSETS! 4 TOTAL LIVING SPACES + A STUDY/OFFICE SPACE GIVES YOU PLENTY OF HOME OFFICE, LIBRARY, OR PLAY ROOM OPTIONS. GORGEOUS PROFESSIONAL LANDSCAPING AT THE FRONT OF THE HOME AND IN THE BACKYARD. COVERED PATIO FOR RELAXATION AS WELL AS OPEN PATIO SPACE. LARGE GRASSY YARD FOR FIDO OR PLAY FORTS! LARGE PARKING PAD FOR A LARGE RV, BOAT, ETC. SALTILLO TILE & REAL HONDURAN MAHOGANY WOOD FLOORS THROUGHOUT MOST LIVING SPACES, WITH CARPET IN THE BEDROOMS AND LARGE ACTIVITY LIVING ROOM. FRESH WATER LINES THROUGHOUT THE HOME REROUTED WITH PEX IN THE ATTIC! REPLACED DOUBLE PANE WINDOWS THROUGHOUT. UPGRADED ELECTRICAL PANEL. MOSQUITO MIST SYSTEM. SPACIOUS SINGLE STORY HOME IN POPULAR GLEN MEADOW ESTATES ALONG THE PRIVATE SCHOOL CORRIDOR. BETWEEN LOCAL GOOCH ELEMENTARY AND MARSH MIDDLE SCHOOLS WITH POPULAR LOCAL DINING AND SHOPPING, AS WELL AS THE GALLERIA, JUST MINUTES AWAY. CONVERT THE LARGE ACTIVITY LIVING ROOM BACK TO A 2 CAR GARAGE IF NEEDED, STILL GIVING YOU A GREAT \$/SF PRICE ON THE HOME.



**FIVE STAR PROFESSIONAL**  
**TEXAS MONTHLY**  
**D Magazine D**  
**BEST & Top Producer**

AMERICA'S TOP 100 - TOP 1%



CEO, Broker & Realtor<sup>©</sup>  
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Living1:	19 x 18	Kitchen:	16 x 9
Living2:	13 x 11	Breakfast:	12 x 9
Living3:	18 x 12	Dining:	15 x 13
Living4:	20 x 19	MUD/Pantry:	10 x 6
Study:	11 x 11	Bed 3:	12 x 12
Primary Bed:	16 x 14	Covrd Patio:	20 x 12
Bed 2:	15 x 11	Carport:	20 x 19
Year Built:			1966
Square Footage:			3,088sf/Tax
Lot Size:			.257 Acres/Tax
Dallas Schools:			Gooch/Marsh/White
	(2020/2021 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.