



www.RAYMONDLEON.COM

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

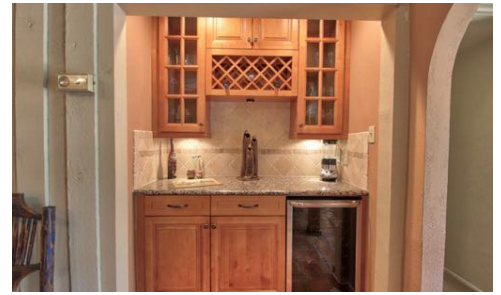
RAYMOND LEON  
& Associates<sup>sm</sup>



Dramatic Gracious Entry off Courtyard



Vaulted Ceiling with Gas Log FP in Living



Dry Bar with Beverage Refrigerator



Spacious Formal Dining Room



Living 2, Library, Study/Den or Play Room



Spacious 3rd Living



Spacious Kitchen with Pantry/MUD Room



Breakfast Area with Built In Storage Bench



Study or Home Office



Living Room #4 with Storage & Utility (or convert back to 2 Car Garage)



Relax on the Covered Patio over looking the Gorgeous Backyard



Professionally Landscaped Backyard



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



*CEO, Broker & Realtor<sup>®</sup>*  
*Historic House Specialist*

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

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



2 Car Carport with LARGE Parking Pad for an RV, Boat, or Other Vehicles and the like. Easily add a Sliding Rear Gate too!



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.