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4823 SUGAR MILL ROAD
DALLAS, TEXAS 75244
\$535,000

RAYMOND LEON
& Associatessm



EXCELLENT OPPORTUNITY TO LIVE-IN, REMODEL, ADD-ON OR SCRAPE & REBUILD! IDEAL PIER & BEAM FLOOR PLAN WITH SPACIOUS BACKYARD. COMBINATION FORMALS, LARGE LIVING AREA, KITCHEN WITH BREAKFAST AREA, SPACIOUS PRIMARY BEDROOM WITH UPDATED SPA-LIKE BATHROOM, THREE ADDITIONAL BEDROOMS (INCLUDING TWO WITH JACK & JILL BATHROOM), AND A HALF BATHROOM FOR ENTERTAINING. KITCHEN FEATURES INCLUDE GRANITE COUNTERTOPS, TUMBLED MARBLE BACKSPLASH, ELECTRIC COOKTOP AND STAINLESS DOUBLE OVENS. PRIMARY BATHROOM WITH QUARTZ COUNTERS, WHITE CABINETS, DUAL SINKS, SOAKING JETTED BUBBLE TUB, SEPARATE SHOWER WITH DUAL SHOWER HEADS, AND DUAL CLOSETS (ONE INCLUDES ELFA SHELVING). UTILITY ROOM HAS SPACE FOR A SECOND REFRIGERATOR OR FREEZER, AS WELL AS SHELVES BEHIND THE DOOR FOR ADDITIONAL STORAGE. MERE HOUSES AWAY FROM THE NEIGHBORHOOD PATH AND BRIDGE TO ST. RITA'S & JESUIT MAKING THIS FANTASTIC OPPORTUNITY IN THE PRIVATE SCHOOL CORRIDOR. LOCAL ADAMS ELEMENTARY BLOCKS AWAY AS WELL. THIS MIDTOWN DALLAS LOCATION SO CLOSE TO LOCAL SHOPPING, DINING, ENTERTAINING & THE GALLERIA. HOME SOLD-AS IS; SELLER WILL MAKE NO REPAIRS.



FIVE STAR PROFESSIONAL
TEXAS MONTHLY
D Magazine
BEST & Top Producer
AMERICA'S TOP 100 - TOP 1%



CEO, Broker & Realtor[©]
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Living: 21 x 16 Kitchen: 13 x 10
FormalLvg: 15 x 12 Breakfast: 10 x 8
PrimaryBed: 15 x 13 Dining: 11 x 10
Bed 2: 13 x 12 Utility: 9 x 5
Bed 3: 12 x 11 Garage: 21 x 19
Bed 4: 11 x 10

Year Built: 1960
Square Footage: 2,413sf/Tax
Lot Size: .258 Acre/Tax
(90x125)
Dallas Schools: Adams/Walker/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.