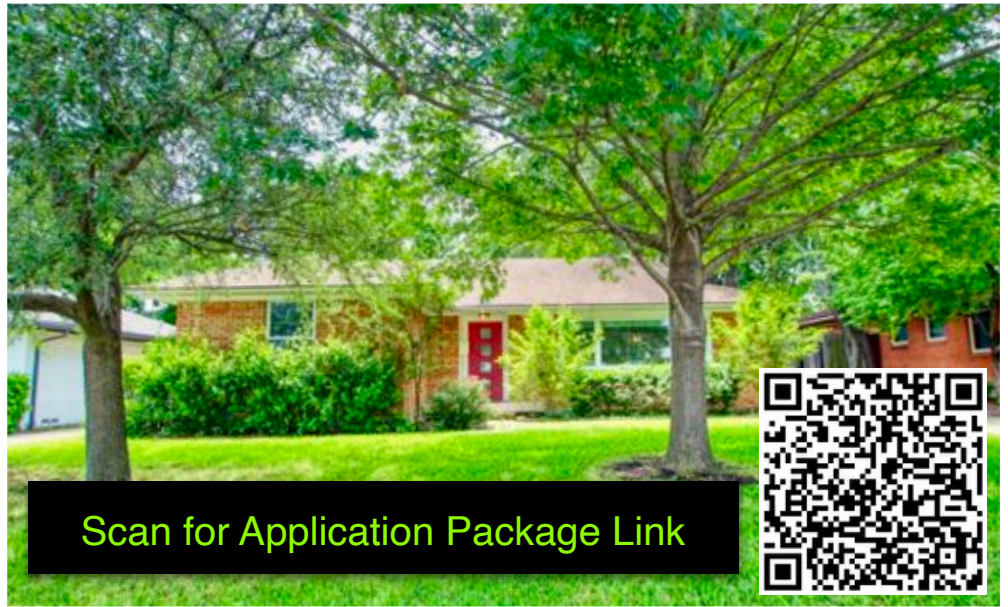




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CHARMING & SPACIOUS RIDGEWOOD PARK HOME FEATURING 3 BEDROOMS, 2 BATHROOMS WITH LARGE LIVING AREA, OPEN KITCHEN TO DINING ROOM, & LARGE BACKYARD WITH DECK, FIRE PIT, DETACHED 2 CAR GARAGE & MANUAL GATE. PIER & BEAM FOUNDATION WITH REAL HARDWOODS. RECENT UPDATES & UPGRADES INCLUDE FRESH PAINT THROUGHOUT, REPLACED WINDOWS THROUGHOUT, AND GRANITE IN THE KITCHEN WITH WHITE SUBWAY TILE BACKSPASH. INCLUDES REFRIGERATOR, WASHER & DRYER. RENT ALSO INCLUDES YARD MAINTENANCE! CONVENIENTLY LOCATED NEAR CENTRAL MARKET & THE VARIOUS SHOPPING & DINING OPPORTUNITIES IN THE AREA. SMU MOMENTS AWAY. RENT INCLUDES YARD MAINTENANCE! SORRY, NO CATS. DOGS ON A CASE BY CASE BASIS. 1 OR 2 YEAR LEASE AVAILABLE. \$50 APPLICATION FEE PER ADULT OVER 18 YEARS OLD DUE AT UPON APPLICATION REVIEW BY OWNER. FIRST MONTH'S RENT, SECURITY DEPOSIT (ONE MONTH'S RENT) & PET DEPOSIT (\$500.00/PET) DUE AT TIME OF APPLICANT ACCEPTANCE & VERIFICATION.



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Living: 19 x 13
Primary: 13 x 12
Bed2: 13 x 12
Bed3: 11 x 9
Year Built: 1954
Square Footage: 1,470sf/Tax
Lot Size: 60x128/.176Acre (Tax)
Dallas ISD Schools: Rogers/Franklin/Hillcrest
\$50 Application Fee
Sec Deposit: \$2,995
Kitchen: 12 x 9
Dining: 14 x 14
Utility: 7 x 4
Garage: 20 x 18
Pet Deposit: \$500/Pet



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.