



**8710 BROKEN POINT DR
IRVING, TEXAS 75063
\$625,000**

**RAYMOND LEON
& Associatessm**

www.RAYMONDLEON.COM



SCAN FOR MORE INFORMATION & DETAILS

MILLION DOLLAR WATER VIEWS AT A FRACTION OF THE PRICE! EXCEPTIONAL EASTERN FACING LAKE VIEWS AND AMPLE WINDOWS FACING THE WATER & SALT WATER SWIMMING POOL MAKE A TRANQUIL & PEACEFUL HOME ENVIRONMENT. FANTASTIC OPEN FLOOR PLAN WITH 3 BEDROOMS (2 PRIMARY SUITES - ONE UP & ONE DOWN, PLUS 3RD BEDROOM UP), 3.5 BATHROOMS, 2 LIVING (1 UP & 1 DOWN), 2 DINING AREAS AND 2 CAR GARAGE. KITCHEN UPDATES INCLUDE WHITE PAINTED CABINETS, GRANITE COUNTERTOPS & STAINLESS APPLIANCES INCLUDING GAS COOKTOP. SPACIOUS DOWNSTAIRS PRIMARY WITH LARGE WALK IN CLOSET, GRANITE COUNTERTOPS & WHITE CABINETS, FRAMELESS GLASS SHOWER & SEPARATE JETTED BATH TUB. UPSTAIRS SECOND PRIMARY WITH TWO LARGE CLOSETS & UPDATED EN SUITE BATHROOM. RECENT HEATING & AIR CONDITIONING SYSTEMS (2 SYSTEMS) AND HOT WATER HEATER IN 2021. LARGE ATTIC AREA OFF THE SECOND PRIMARY CLOSET. FANTASTIC CUL DE SAC LOCATION. ENJOY THE CANALS OF VALLEY RANCH AND THE VARIOUS TRAILS & PATHS. EASY LOCATION TO BOTH 635 & BUSH TOLLWAY. FANTASTIC SHOPPING & DINING WITH MACARTHUR BLVD CLOSE BY.



AMERICA'S TOP 100 - TOP 1%



RAY MACH
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Living1/1:	18 x 14	Kitchen/1:	15 x 11
Living2/2:	16 x 15	Breakfast/1:	10 x 10
Primary1/1:	21 x 12	Dining/1:	12 x 10
Primary2/2:	20 x 9	Utility/1:	5 x 4
Bed3/2:	10 x 10	Garage:	20 x 20
Year Built:		1996/Tax	
Square Footage:		2,557sf/Appraisal	
Lot Size:		61x100/Tax	
HOA Dues:		≈\$1,423/Annual	
Carrollton/Farmers		Landry/Bush/	
Branch ISD Schools:		Ranchview	



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.