



www.RAYMONDLEON.COM

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

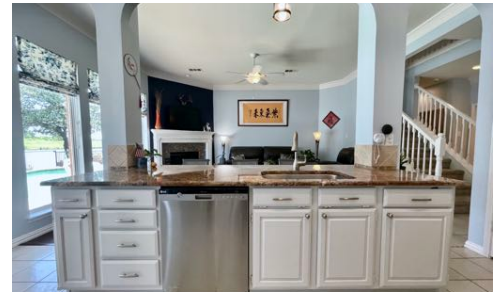
RAYMOND LEON  
& Associates<sup>sm</sup>



OPEN Living Area with Gas Log Fireplace



Updated Kitchen with Stainless Appliances



Open Kitchen Island to Downstairs Living



Optional Formal Dining or Study/Piano



Scenic Breakfast Area



Downstairs Half Bathroom



LARGE Primary Suite with Amazing Views



Spacious Primary Bathroom



Upstairs Second Living Area



Upstairs Second Primary/Bedroom #2



EnSuite Bathroom to Bedroom #2



Full Bathroom #3

AMERICA'S TOP 100 - TOP 1%



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



Lake View from the Valley Ranch Paths



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.