



www.RAYMONDLEON.COM

11821 BROOKHILL LANE
DALLAS, TEXAS 75230
\$869,000

RAYMOND LEON
& Associatessm



EXECUTIVE STYLE LIVING IN THIS FRENCH INSPIRED SANDERS & ASSOCIATES CUSTOM BUILDERS HOME. BEAUTIFUL DETAILS WITH CUSTOM ENHANCEMENTS SINCE ORIGINALLY BUILT. CUSTOM LANDSCAPING GREET'S YOU AT THE FOOT OF THE HOME AS YOU ENTER THROUGH A CUSTOM METAL & GLASS ENTRY DOOR. THE HANDSOME STUDY FEATURES CUSTOM BUILT-IN CABINETS WITH LIGHTING INSTALLED IN JULY 2012. THE ENTRY IS SPLIT WITH THE STUDY & LARGE FORMAL DINING ROOM WITH BUTLER AREA ADJACENT. THE OPEN, LIVING ROOM WITH GORGEOUS STAIR RAILING FEATURES A GAS LOG FIREPLACE FLANKED BY CUSTOM BUILT-INS. THE OPEN KITCHEN WITH LARGE BREAKFAST AREA VIEWS THE PERGOLA COVERED COURTYARD. THE KITCHEN HAS PAINTED & GLAZED WOOD CABINETS WITH HIGH-END STAINLESS APPLIANCES, INCLUDING A DACOR RANGE, GE ADVANTIUM MICROWAVE & SUB-ZERO REFRIGERATOR. THE BUTLER AREA FEATURES A SECOND SINK, ICE MAKER & TABLEWARE STORAGE DRAWERS. FIRST FLOOR MASTER BEDROOM SUITE WITH CARPETS RECENTLY REPLACED IN JANUARY 2017. CUSTOM BUILT MASTER BATHROOM DUAL SINK VANITY WITH STORAGE & SPACIOUS WALK-IN MASTER CLOSET DESIGNED BY CLOSETS BY DESIGN (2012). LARGE JETTED TUB WITH SEPARATE SHOWER & PRIVATE WATER CLOSET. UPSTAIRS FEATURES A SECOND LIVING AREA WITH NATURAL LIGHT & BUILT-INS, AS WELL AS A LARGE STORAGE CLOSET & LANDING AREA. BOTH UPSTAIRS BEDROOMS HAVE PRIVATE EN SUITE BATHROOMS WITH LARGE, WALK-IN CLOSETS. ROOF REPLACED JULY 2012. REFINISHED HARDWOODS APRIL 2017. 1 UPSTAIRS HEATING & COOLING SYSTEM REPLACED JULY 2016. WATER HEATER REPLACED SEPTEMBER 2012. WOOD FENCE REPLACED JUNE 2014. HOA DUES INCLUDE USE OF THE COMMON FACILITIES, INCLUDING 3 GATED ENTRY POINTS, POOL, TENNIS COURTS, DOG PARK & WALKING PATHS.



FIVE STAR PROFESSIONAL
TEXAS MONTHLY
★ ★ ★ ★ ★
D
MAGAZINE BEST

Neighborhood & Area Specialist



CEO, Broker & Realtor[©]
Historic House Specialist

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

RAYMOND LEON
& Associatessm

Living-1:	19 x 18	Kitchen-1:	13 x 11
Living-2:	18 x 14	Breakfast-1:	20 x 11
Study-1:	13 x 13	Dining-1:	16 x 13
Master-1:	18 x 15	Utility-1:	6 x 6
Bed 2-2:	16 x 13	Garage:	22 x 20
Bed 3-2:	13 x 13	HOA:	\$5,200/Yr
Year Built:	2001		
Square Footage:	3,778/Tax		
Lot Size:	39x117/.104 Acre		
Richardson Schools:	HamiltonPark/ Westwd/Richardson		



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.