



6072 WILLOW WOOD LN
DALLAS, TEXAS 75252
\$525,000

RAYMOND LEON
& Associatessm

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GORGEOUS TRADITIONAL METICULOUSLY UPGRADED AND IMPROVED WITH YOUR OWN OASIS IN THE CITY! THE ENLARGED PATIO WITH HOT TUB AND TWO TURFED YARD AREAS IS STUNNING! ENJOY RELAXATION FROM THE STRESS OF THE WORLD WITH A FIRE IN THE FIRE PIT WHILE TAKING A SOAK IN THE HOT TUB. HAVE FRIENDS OVER FOR A NICE BARBECUE WHILE RELAXING TO THE GENTLE SOUND OF THE WATERFALL FEATURE. THE HOME ITSELF IS PRISTINE WITH SO MANY DETAILED IMPROVEMENTS AND UPGRADES OVER THE LAST DECADE, INCLUDING: HARWOOD FLOORS, UPGRADED TILE FLOORING, DINING ROOM PICTURE WINDOW TO THE PATIO, UPDATED UPSTAIRS FULL BATHROOM & DOWNSTAIRS HALF BATHROOM, KITCHENAID KITCHEN APPLIANCES (2022), HVAC SYSTEM INCLUDING ZONING (2015), WATER HEATER (2020), LANDSCAPE SPRINKLER SYSTEM INCLUDING ZONED DRIP SYSTEM FOR POTTED PLANTS, BOARD ON BOARD FENCE (2017), PROFESSIONALLY DESIGNED LANDSCAPING IN BOTH FRONT & BACK/SIDE YARD, ROOF (2023), MORE - SEE SELLER IMPROVEMENT LIST. DOWNSTAIRS HAS A NICE OPEN, LIGHT FILLED FLOOR PLAN; UPSTAIRS FEATURES A LARGE PRIMARY SUITE, SECOND BEDROOM, AND OPTIONAL THIRD BEDROOM/ SECOND LIVING AREA/STUDY. SUPER CONVENIENT TO SHOPPING, DINING AND ACCESS TO BOTH THE GEORGE BUSH TOLLWAY AND DALLAS NORTH TOLLWAY. A MUST SEE!

SELLER WILL ENTERTAIN PAYING AN AMOUNT UP TO 3% (THREE PERCENT) OF THE SALES PRICE TO BE NEGOTIATED TOWARDS BUYER'S EXPENSES DEPENDENT ON THE OFFER MADE AND AGREED SALES CONTRACT. TERMS ARE NEGOTIABLE.

BEST PRODUCER 2024
2014-2024
Texas Monthly
FIVE STAR PROFESSIONAL



CEO, Broker & Realtor[©]
Historic House Specialist

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VIRTUAL TOUR, FLOOR PLAN, GRAPHICS, PHOTO LINKS, DOCUMENTS...

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