



FOR SALE

MLS#: **13477130** N **Active** **2606 Shelby AVE #302** Dallas **75219-4053** LP: **\$375,000**



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Category: **Residential**
 Area: **17/6**
 Subdv: **Shelby Court Oaklawn Condos**
 County: **Dallas**
 Parcel ID: **00C67670000000302**
 Lot: **9A** Block: **41339**
 Multi Prcl: **No**

Type: **RES-Townhouse**
 Also for Lease: **N**
 Lease MLS#:
 Lake Name:
 Plan Dvlpmnt: **shelby Court Oaklawn Condos**
 Legal:
 MUD Dst: **No**
 Orig LP: **\$375,000**
 Lst \$ / SqFt: **\$183.02**
 Unexempt Taxes: **\$6,832**

Bedrooms: **2**
 Fireplaces: **1**
 Sec Sys: **No**
 Tot Baths: **2.1**
 Full Baths: **2**
 Half Baths: **1**
 Liv Areas: **1**
 Dining Areas: **1**
 Stories: **3**
 Pool: **No**

SqFt: **2,049 / Tax**
 # Gar Spaces: **2**
 # Carprt Spcs: **2**
 Acres: **0.823**
 HOA: **Mandatory**
 Yr Built: **2006 / Preowned**
 Garage Size: **18 x 20**
 Cvrdr Park: **2**
 Lot Dimen:
 HOA Dues: **\$215 / Monthly**
 Hdcp Am: **No**
 Will Subdiv: **No**
 Accessory Unit:
 Accessory Unit Type:

School Dist: **Dallas ISD**
 Elementary School: **Esperanza Medrano** Middle School: **Rusk** High School: **North Dallas**

Master Bedroom: **18 x 17 / 3** Jetted Tub, Linen Closet, Separate Shower, Bedroom: **10 x 14 / 1**
 Kitchen: **13 x 10 / 2** Walk-in Closets Living Room: **15 x 15 / 2**

Housing Type: **Condo/Townhome**
 Style of House:
 Lot Size/Acreage: **.5 Acre to .99 Acre**
 Lot Description:
 Exterior Features: **Balcony**
 Soil:
 Construction: **Common Wall**
 Foundation: **Slab**
 Roof: **Composition**
 Type of Fence: **Automatic Gate, Metal**
 Parking/Garage: **Attached**
 Street/Utilities: **City Sewer, City Water**
 HOA Includes: **Blanket Insurance, Front Yard Maintenance, Management Fees, Trash, Water/Sewer Cable TV Available, Decorative Lighting, Sound System**
 Interior Features: **Wiring**
 Fireplace Type: **Gas Starter**
 Kitchen Equipment: **Built-in Microwave, Cooktop - Gas, Dishwasher, Plumbed For Gas in Kitchen, Water Line to Refrigerator**
 Alarm/Security:
 Flooring: **Carpet, Ceramic Tile, Wood**
 Heating/Cooling: **Central Air-Elec, Central Heat-Gas**
 Energy Efficiency: **Ceiling Fans**
 Green Features:
 Green Certification:
 Handicap Amenities:
 Proposed Financing: **Conventional**
 Possession: **Closing/Funding**
 Showing: **Combo Lock Box**

Complex Name: Building Number: Building Stories: FHA/VA Approved Complex #: Floor Location Number:

Property Description: **Open floor plan..high ceilings. Wide Planked hardwood flooring, granite kitchen counter with tumbled marble backsplash, stainless steel appliances with gas range and vent-a-hood. 2 balconies. master bath with jetted jacuzzi tub and separate shower, attached two car garage. partial view of downtown Dallas..limited access gated property. Minutes from Highland Park Village...Oak Lawn restaurants**
 Public Driving Directions: **Take N. Stemmons Fwy, I-35E S, N Stemmons Fwy and Oak Lawn Ave. to Shelby Ave. Turn right onto Shelby Ave., 2606 Shelby will be on right**

List Office Name: **Linda Wells Real Estate** List Agent Name: **Linda Wells**

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- Great Investment Property!
- Currently rented
- Walkability
- Minutes from Downtown & 35