

3219 WINNETKA AVENUE, DALLAS, TX, 75212

3 BD | 2 BA | 1,245 SQ. FT | 5,009 SQ. FT LOT

OFFERED AT

**\$253,000**



# JUST LISTED

To get listing and finance info about this property,



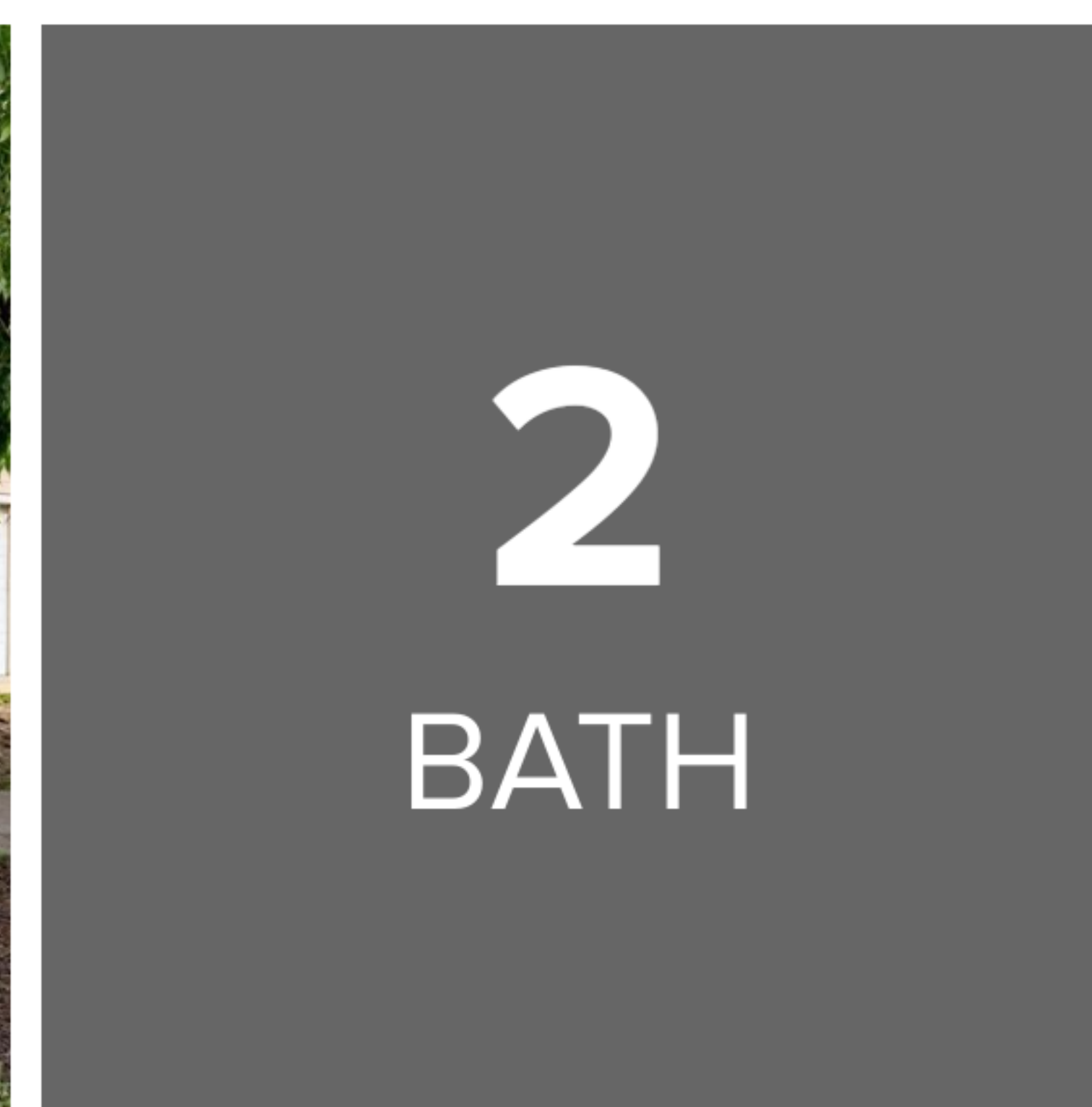
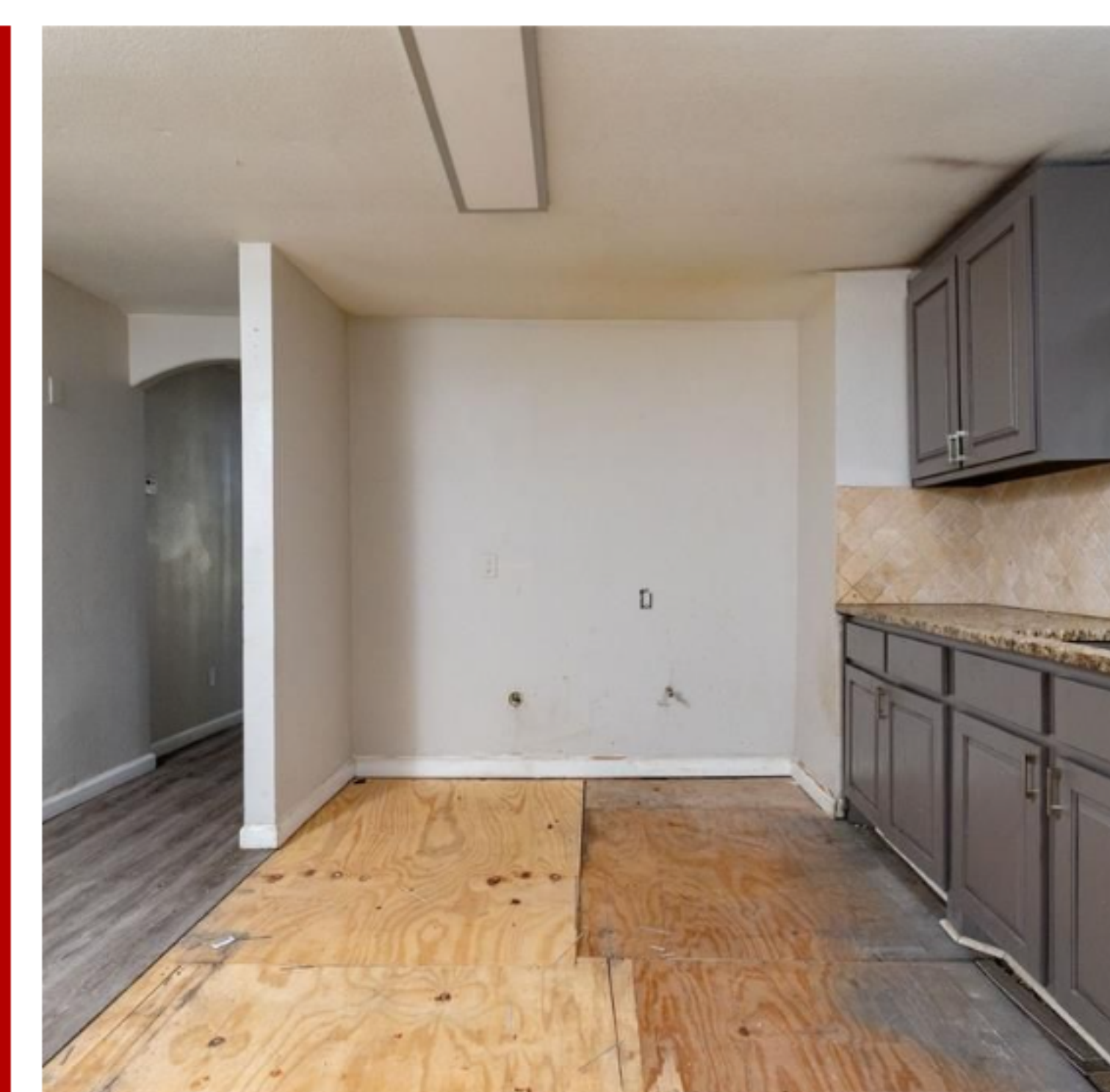
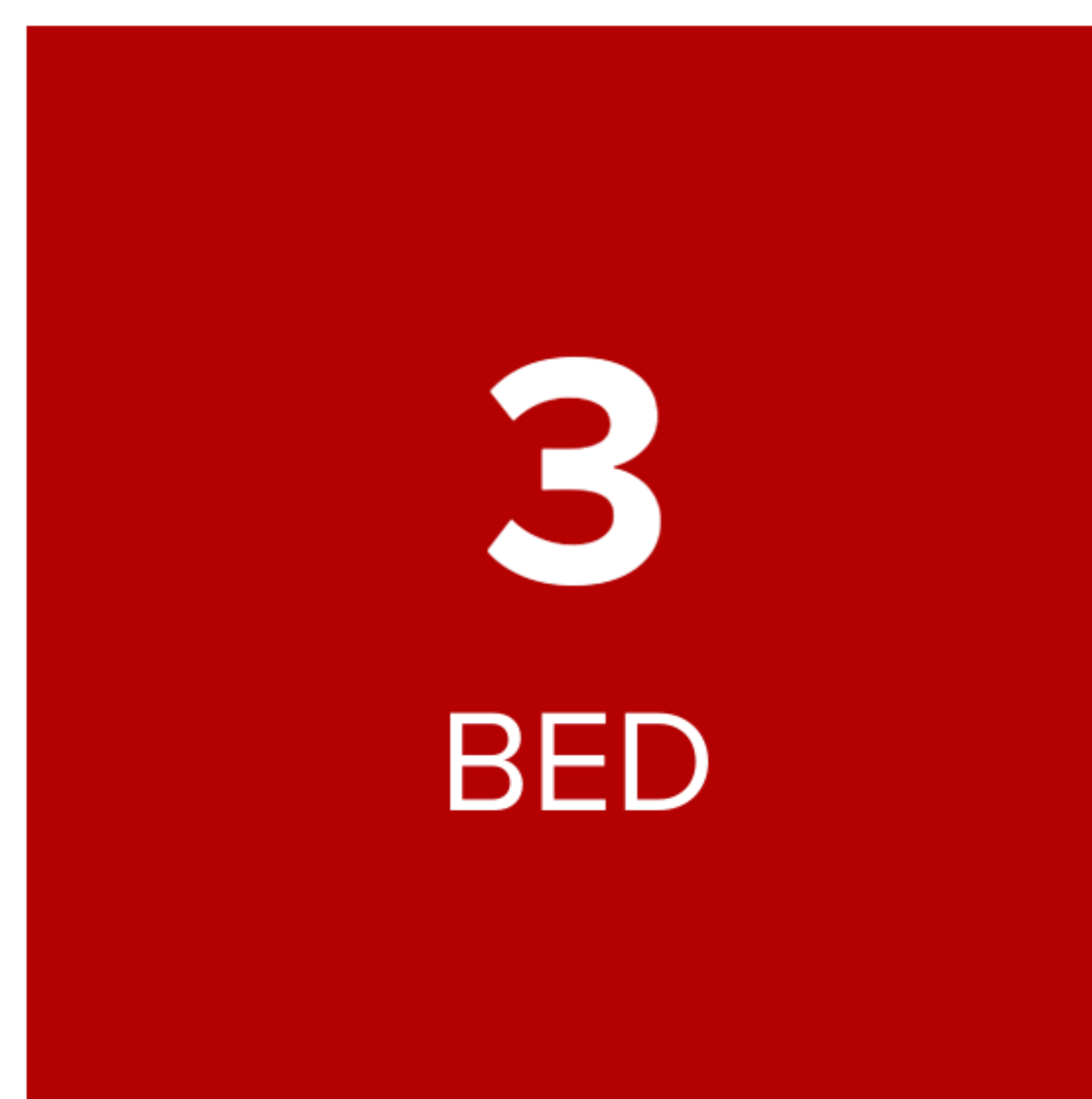
text LIST13910951  
to 800.701.6509  
Message and data rates may apply

OR, scan  
this code



## ABOUT THIS PROPERTY

This home is a true blank slate, perfect for investors or ambitious buyers looking to build something great. Beyond the front door, you'll find a prime location with the neighborhood community recreational center situated directly across the street offering endless convenience and leisure options at your doorstep. Bring your vision, your contractor, and your design plans to transform this property into a standout modern residence or a high-performing investment asset. Don't miss this opportunity to buy into a revitalizing area before the market catches up.



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NOLAN WHISENHUNT

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### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- MEDICAL 0.2 MI
- GROceries 0.3 MI
- GAS 0.6 MI
- GYM 0.7 MI
- ATM 0.8 MI
- COFFEE 0.9 MI
- PHARMACY 1 MI
- CLEANERS 1.1 MI
- MOVIE THEATER 2.2 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 22 private schools and 25 charter schools within 5 miles.

- 8 RATING** PK-6 LORENZO DEZAVALA ELEMENTARY SCHOOL ASSIGNED
- 2 RATING** 7-12 L. G. PINKSTON HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- GOLF COURSE HANK HANEY GOLF CENTER (1.7 MILES)
- HIKING PIONEER PLAZA (2.3 MILES)
- DOG PARK BROWDER ST MALL DOG PARK (2.4 MILES)
- PARK OLD CITY PARK (3.2 MILES)



### NEIGHBORHOOD EATS

This home is located near 197 moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

AMERICAN .....	112	INTERNATIONAL .....	15
FAST FOOD .....	19	STEAKHOUSES .....	11
BARS .....	17	CAFES, COFFEE AND TEA .....	8
BARBECUE .....	16	SEAFOOD .....	7
MEXICAN .....	16	OTHER .....	11

