



BRIGGS FREEMAN
REAL ESTATE BROKERAGE

5767 Ridgetown Circle | Fabulously Located Melshire Estates Home

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4/3.1/Formals/Study/WBFP/Updated/1/2 Acre Lot

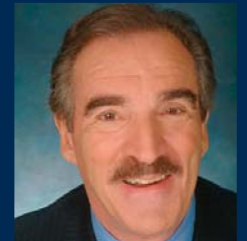
Fabulously located on one of the best streets in Melshire Estates this superbly updated home is situated on a large 1/2-acre lot shaded by a canopy of mature specimen trees. Located on one of the neighborhood's quieter streets and in walking distance to the vibrant Preston-Forest shopping area. The home's interior is light & bright with freshly painted walls and has new carpet in the bedrooms. The formals feature new eco-friendly bamboo floors and oversized casement windows overlooking the grounds. The updated Kitchen has beautiful maple cabinets, granite countertops & island, stainless steel appliances, slate floors and opens into the Living Room with fireplace. Other features include double pane Pella Windows thru out which provide abundance of natural light and wonderful views of the verdant grounds. The huge back yard has two-play areas separated by a chain link fence and is surrounded by board on board privacy fence. Energy efficient 5 ton 14-Seer A/C, newer 50 gallon gas water heater, updated roof. This would be a superb home for anyone to live in!

Exclusions: See Listing Agent.



Living Room 1	20 x 18
Living Room 2	13 x 10
Dining Room	17 x 13
Breakfast	13 x 9
Kitchen	14 x 13
Utility	8 x 6
Master	16 x 15
Bedroom 2	14 x 11
Bedroom 3	18 x 11
Bedroom 4	19 x 13

Foundation	Pier and Beam
Roof	Composition
Fence	Chain Link/Wood
Mapsco	15W
Garage	2 Car Attached
Heating	Central/Gas
Cooling	Central/Electric
Square Feet per appraisal: TBV*	2646
Lot Size: TBV**	Irregular
Year Built per tax records	1960
School District	Dallas ISD
Legal Description	Lot 24, Block L6991 Melshire Estates



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