



**Available 4/15**

6905 Arboreal Dr , Dallas TX 75231

MLS:20007886    PRICE:\$3,800.00

**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 1  
**Lot Size:** .22  
**Floors:** 1

**Subdivision:** Merriman Manor  
**Year Built:** 1963  
**HOA:** None  
**Sqft:** 2,573

**PROPERTY FEATURES:**

- |                              |                         |                           |
|------------------------------|-------------------------|---------------------------|
| ❑ Central A/C                | ❑ Central heat          | ❑ Fireplace               |
| ❑ Walk-in closet             | ❑ Hardwood floor        | ❑ Tile floor              |
| ❑ Family room                | ❑ Living room           | ❑ Bonus/Rec room          |
| ❑ Dining room                | ❑ Dishwasher            | ❑ Refrigerator            |
| ❑ Stove/Oven                 | ❑ Microwave             | ❑ Granite countertop      |
| ❑ Stainless steel appliances | ❑ Laundry area - inside | ❑ Balcony, Deck, or Patio |
| ❑ Yard                       |                         |                           |

**PROPERTY DESCRIPTION:**

Updated 3 bed 2.5 bath with wood floors, granite counters, modern fixtures, abundant storage, multiple patio spaces, and large grassy, fenced backyard. Private uncovered parking at rear of house past electric gate. Open floor plan offers separate dining area, large living room with fireplace, and breakfast bar seating. Up to 2 small dogs allowed.

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