

# FOR SALE

17204 Wester Way Court  
Dallas, TX 75248



Prime city living at its best! Less than 15 miles from Downtown Dallas, this elegant home offers quick access to major roads, is within making distance to Preston Green Park and is near Preston Trail Golf Club, Texas A&M AgriLife Center and UT Dallas. Designed for both family living and entertaining, this home features courtyard, spacious interiors, and a welcoming atmosphere within highly-desirable Brentfield/Parkhill/Pearce attendance zones. This is a true dream home in the heart of it all!

<b>Lot Size</b>	15,947 SF per DCAD	<b>School District</b>	Richardson
<b>Zoning</b>	R-7.5 (A)	<b>Dwelling Size</b>	3,492 Square feet (per DCAD)

This spacious home has 4 bedrooms, 3 full baths and 1 half-bath, a 4-car attached garage, luxury kitchen, wood shutters, family room with fireplace and a courtyard.

**Open House:** June 14<sup>th</sup> from 2:00 pm to 4:00 pm, and July 12<sup>th</sup> from 2:00 pm to 4:00 pm.

**Minimum Bid Amount:** **\$881,100**

Property, located in the sought after Highland of McKamy subdivision in Dallas County, is being sold AS IS, WHERE IS, WITH ALL FAULTS.

**DART RESERVES THE RIGHT TO ACCEPT ANY OFFER THAT MEETS OR EXCEEDS THE MINIMUM BID AMOUNT AND IMMEDIATELY ADVANCES TO CLOSING UPON RECEIPT OF THE APPLICABLE ESCROW PAYMENT AND APPROVED BY THE DART BOARD OF DIRECTORS.**

An escrow payment of 5 percent of the bid amount must be deposited at the time of bid with **Republic Title Company**. The escrow payment will be credited against the purchase price at closing. Purchaser also agrees to pay bid amount in full, plus closing costs determined by the title company. DART does not pay realtor or broker fees.

Conveyance will be made by a special warranty deed with reservation of a noise and vibration easement and will be subject to all easements, restrictions, reservations, or other instruments of record affecting the property. DART will only convey the property to the person or entity who submitted the successful bid, and bidder is agreeing to close on the property within 30-days of approval of the DART Board of Directors and the Federal Transit Administration (FTA), if applicable. **Bids must be submitted by email to [PropMgmt@DART.org](mailto:PropMgmt@DART.org)** using the DART Property Bid Form available at <https://www.DART.org/PropertySales>.

