

3115 Mockingbird Lane Unit#3113 & 3115, Highland Park, Texas 75205

MLS#: 20227630 Closed
Property Type: Residential

3115 Mockingbird Lane #3113 & 3115 Highland Park, TX 75205 LP: \$1,100,000
SubType: Single Family **OLP:** \$1,100,000



Also For Lease: N **Lst \$/SqFt:**
Subdivision: Highland Park **Lake Name:**
County: Dallas **Lse MLS#:**
Country: United States **Plan Dvlpm:**
Parcel ID: [6008450047006000](#) **MultiPrcl:** Yes **MUD Dst:** No
Lot: 6 **Block:** 47 **Legal:** HIGHLAND PARK BLK 47 LOT 6 DUPLEX 3113 & 15
Unexmpt Tx: \$14,498

Beds: 4 **Tot Bth:** 2 **Liv Area:** 2
Fireplc: 3 **Full Bath:** 2 **Din Area:** 2 **Pool:** No
Half Bath: 0 **Adult Community:** No
Smart Home App/Pwd: No

SqFt: 0
Appraiser:
Yr Built: 1931/Preowned
Lot Dimen:
Subdivide?: Yes
HOA: None

Hdcp Am: No **Garage:** Yes/1
Horses?: No **Attch Gar:** No
Attached: No **# Carport:** 2
Acres: 0.172 **Cov Prk:** 3
Gar Size:
HOA Co:

School Information

School Dist: Highland Park ISD
Elementary: Armstrong **Middle:** Highland Park **High:** Highland Park

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom- Primary	/ 1		Living Room	/ 1	

General Information

Housing Type: Single Detached	Fireplace Type: Dining Room, Family Room, Gas
Style of House:	Flooring: Ceramic Tile, Hardwood, Painted/Stained, Wood
Lot Size/Acres: Less Than .5 Acre (not Zero)	Levels: 2
Soil:	Type of Fence: Fenced, Wire, Wood
Heating: Fireplace(s), Floor Furnance, Natural Gas	Cooling: Wall/Window Unit(s)
Roof: Asphalt	Accessible Ft:
Construction: Brick	Patio/Porch:
Foundation: Pillar/Post/Pier	Special Notes:
Basement: No	Listing Terms: Cash, Conventional
Possession: Closing/Funding	

Features

Appliances: Dishwasher
Interior Feat: Cable TV Available, Cedar Closet(s), High Speed Internet Available, Multiple Staircases, Natural Woodwork, Pantry, Tile Counters
Exterior Feat: Awning(s), Private Yard
Park/Garage: Alley Access, Carport, Driveway, Garage Faces Front, Off Street, Workshop in Garage
Street/Utilities: City Sewer, City Water, Electricity Connected, Individual Gas Meter, Individual Water Meter, Natural Gas Available
Dock Permitted: No **Lake Pump:**

Condo Information

Complex Name: TBD **FHA/VA Approved Complex #:**

Remarks

Property Description: Current single family residence once used as a duplex. Can easily be re-converted into a duplex or kept as is. Great investment opportunity. Keep as income producing or future build. 50x150 lot in prestigious HP school district and directly across from SMU. Per HP Zoning Ordinance 676, can be used as single family detached, single family attached, two family duplex. Each unit includes family room, dining, kitchen, two bedrooms, one full bath, There is also a 1 car detached garage and workshop. Sale to include all contents remaining at the time of closing. House needs work. No improvements or repairs will be made. 3113 and 3115 Mockingbird.

Public Driving Directions: From 75, west on Mockingbird, home on right past Airline Dr.

Private Rmks: This is an estate, no SDN provided. Property to include all possessions upon closing. Please see Offer Instructions in documents. Agent and buyer to verify all information.

Financial Information

Loan Type: Treat As Clear
Pmt Type:

Bal:
Lender:

Payment:
Orig Date: **2nd Mortg:** No

Agent/Office Information

SUB: 0 - %
BAC: 3 - %

CDOM: 17
VAR: No

DOM: 17

LD: 12/27/2022 **XD:**

List Type: Exclusive Right To Sell

List Off: [DHS Realty \(DHS01C\)](#)
LO Addr: 8005 Fallmeadow Circle Plano, Texas 75024
List Agt: [David Lloyd \(0731777\) 972-849-5691](#)
LA Email: DLLOYD7787@YAHOO.COM
LA Website:
Off Web: <http://www.dhsrealtydfw.com>

LO Fax: **Brk Lic:** 9010361
LO Email: douglas@dhsrealtydfw.com
LA Cell: 972-849-5691 **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/
LO Sprvs: Doug Smith (0439277)

Showing Information

Call: Agent
Keybox #: 000000

Appt: (817) 858-0055
Keybox Type: Supra

Owner Name: See tax.
Seller Type: Probate Listing

Show Instr: Showing agent must accompany prospective buyers.

Occupancy: Vacant

Open House:

Showing: Appointment Service

Surveillance Devices Present: None

Consent for Visitors to Record:None

Sold Information

Contract Date: 01/13/2023
Slr Paid: \$0

Opt Exp Date:

Closed Date: 02/10/2023
Cls\$/Acre: \$7,005,813.95

Close Price: \$1,205,000
Cls\$/Lot SF: \$160.83

Buyer Off: [NON MLS \(NMLS00NM\) 999-999-9999](#)
Buyer Agt: [Non-MLS Member \(99999999\)](#)

Cls\$/SqFt:

BA Email: customercaregroup@ntreis.net

Third Party AP: No

Buyer Financing: Cash

Prepared By: John Hill Barnett & Hill on 12/11/2023 07:13

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