

4525 Westway Avenue, Highland Park, Texas 75205

MLS#: 20424279 Closed
Property Type: Residential

4525 Westway Avenue Highland Park, TX 75205-3632
SubType: Single Family

LP: \$1,975,000
OLP: \$1,975,000



Also For Lease: N
Subdivision: West Park Rev
County: Dallas
Country: United States
Parcel ID: [60242500990080000](#)
Lot: 8 **Block:** 99
Legal: WEST PARK REV BLK 99 LOT 8 DUPLEX
Spcl Tax Auth: No

Lst \$/SqFt: \$410.18

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No

Beds: 6 **Tot Bth:** 6 **Liv Area:** 2
Fireplc: 2 **Full Bath:** 5 **Din Area:** 2 **Pool:** No
Half Bath: 1 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 4,815/Public Records
Appraiser:
Yr Built: 1935/Public Records/Preowned
Lot Dimen: 80x123.5
Subdivide?: Yes
HOA: None
Access Unit: Yes

Hdcp Am: No
Horses?: No
Attached: Yes
Acres: 0.227

Garage: Yes/4
Attch Gar: No
Carport: 0
Cov Prk: 4
Gar Size:

HOA Co:
AccUnit SF: 304 **Unit Type:** Guest Quarters

School Information

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

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	/ 1	Dual Master Baths, Dual Sinks, Ensuite Bath, Jetted Tub, Linen Closet, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)	Bedroom-2nd Primary	/ 2	Dual Sinks, Separate Shower, Separate Vanities
Bedroom	/ 1	Ensuite Bath	Bedroom	/ 2	Ensuite Bath
Bedroom	/ 1	Ensuite Bath	Bedroom	/ 2	Ensuite Bath
Bath-Primary	/ 1	Bidet, Built-in Cabinets, Corian/Corian Type Countertop, Dual Master Baths, Dual Sinks, Jetted Tub, Separate Shower	Bath-Full	/ 1	Dual Sinks, Ensuite Bath, Separate Shower, Solid Surface/Non-Natural Type
Bath-Half	/ 1		Kitchen	/ 1	Built-in Cabinets, Dual Sinks, Granite/Granite Type Countertop, Second Sink
Utility Room	/ 1	Separate Utility Room, Utility Closet	Living Room	/ 1	
Living Room	/ 2		Dining Room	/ 1	
Dining Room	/ 2				

General Information

Housing Type: Attached or 1/2 Duplex, Single Detached
Style of House: Traditional
Lot Size/Acres: Less Than .5 Acre (not Zero)
Alarm/Security: Security System, Smoke Detector(s)
Soil: Unknown
Heating: Central, Natural Gas
Roof: Composition
Windows: Plantation Shutters, Window Coverings
Construction: Brick, Rock/Stone
Foundation: Pillar/Post/Pier
Basement: No

Fireplace Type: Decorative, Other
Flooring: Carpet, Wood
Levels: 2
Type of Fence: Wood
Cooling: Central Air
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Deck, Patio, Rear Porch, Side Porch
Special Notes: Survey Available
Listing Terms: Cash, Conventional

Possession: Subject to Lease

Features

Appliances: Built-in Gas Range, Built-in Refrigerator, Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Oven-Convection, Oven-Double, Plumbed For Gas in Kitchen, Refrigerator

Laundry Feat: Dryer - Electric Hookup, Washer Hookup

Interior Feat: Built-in Features, Cable TV Available, Double Vanity, Granite Counters, High Speed Internet Available, Walk-In Closet(s)

Exterior Feat: Rain Gutters

Park/Garage: Garage Double Door, Alley Access, Covered, Garage, Garage Door Opener

Street/Utilities: City Sewer, City Water

Lot Description: Interior Lot, Landscaped, Lrg. Backyard Grass, Sprinkler System

Restrictions: Unknown Encumbrance(s)

Easements: Other

Dock Permitted: **Lake Pump:** No

Remarks

Property Description: Rare opportunity to own a Bertram C. Hill designed HP Duplex on wide 80 x 123.5' lot and-or build new on this highly desirable beautiful tree-lined street! Each unit has 3 Bedrooms and 2 Full Baths, and lower unit has His-Her primary baths + powder bath. Generous sized formals, fireplaces (presently capped), and breakfast rooms are adjacent to kitchens. Lower unit has entry with closet and powder bath and upper unit has charming light-filled sun porch. Beautiful and upgraded features include: hardwoods, new carpeting, plantation shutters, granite and quartz countertops, Stainless Steel appliances. Lower unit has commercial Viking gas range, SubZero refrigerator-freezer, and a fabulous custom-designed Bentwood kitchen with plenty of room for storage. Property also includes full guest quarters and two separate 2-car garages, one for each unit (4 car garage total). Back yard has beautiful artificial turf and landscaping, and gorgeous mature live oak trees. ***Lower unit is leased.

Excludes: First Level Dining Room Chandelier

Public Driving Directions: See GPS. Close proximity to Highland Park schools, Highland Park Village, Uptown, Dallas North Tollway, Hospital District.

Private Rmks: Buyer and Buyer's Agent to verify all information. BFSIR is not responsible for accuracy of schools. Buyer and Buyer's Agent's should verify through school district, etc.

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**

Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No

Agent/Office Information

SUB: 0 - % **CDOM:** 14 **DOM:** 14 **LD:** 09/07/2023 **XD:**

BAC: 3 - % **VAR:** No

List Type: Exclusive Right To Sell

List Off: [Briggs Freeman Sotheby's Int'l \(BRIG01\) 214-350-0400](#) **LO Fax:** 214-350-7503 **Brk Lic:** 0287843

LO Addr: 3131 Turtle Creek 5th Floor Dallas, Texas 75219 **LO Email:** athornhill@briggsfreeman.com

List Agt: [Diane Duvall-Rogers \(0555105\) 214-725-1451](#) **LA Cell:** **LA Fax:**

LA Email: dduvall@briggsfreeman.com **LA Othr:** 214-725-1451 **LA/LA2 Texting:**

LA Website: **LO Sprvs:** **Angela Thornhill (0471312) 214-351-7100**

Off Web: briggsfreeman.com

Showing Information

Call: Showing Service **Appt:** (800) 257-1242 **Owner Name:** See Agent

Keybox #: - **Keybox Type:** Combo **Seller Type:** Standard/Individual

Show Instr: Please call BrokerBay for appointment. Only upper unit and guest quarters to be shown initially. Bottom unit is occupied by tenant. Please do not disturb tenant!

Show Srvc: BrokerBay

Occupancy: Tenant **Open House:**

Showing: Occupied, Showing Service

Sold Information

Contract Date: 09/21/2023 **Opt Exp Date:** **Closed Date:** 10/13/2023 **Close Price:** \$1,900,000

Slr Paid: \$0 **Cls\$/Acre:** \$8,377,425.04 **Cls\$/Lot SF:** \$192.32

Buyer Off: [Keller Williams Realty DPR \(KELL01\) 972-732-6000](#) **Cls\$/SqFt:** \$394.60

Buyer Agt: [Don Razmi \(0516636\) 214-532-3813](#) **BA Email:** donrazmi@gmail.com

Closing Title Co: Capital Title **Mortgage Co:** Texas Security Bank

Third Party AP: No

Buyer Financing: Conventional

Prepared By: John Hill Barnett & Hill on 12/10/2023 22:39

Information Deemed Reliable, but not Guaranteed. Copyright: 2023 NTREIS.