

**6671 GASTON AVENUE,** *Dallas, Texas 75214*

**4,446 SQUARE FEET - TOTAL**

**---- 3,416 Square Feet - Main House - 3 BED – 3 BATH ----**

- LUTRON SYSTEM with Lighting Scenes
- SOUND SYSTEM THROUGH-OUT
- KITCHEN
  - Granite Countertops
  - Viking 48” Gas DBLE Oven Range
  - Liebherr Built-in Refrigerator
  - SHARP Microwave Drawer
  - Prep and Separate Veggie Sink
  - Double Dishwasher Drawers
  - Ice Maker & Beverage Fridge
  - Separate Wet Bar w/ Wine Fridge
  - Pantry
  - Banquet Seating
- SITTING AREA with Frame Television
- FORMAL DINING ROOM with Gas Fireplace
- PRIMARY SUITE with Sitting Area
  - Spa Tub & Separate Shower
  - Heated Floors
  - Dual Separate Sinks
  - 2 Separate Walk-in Closets

**---- 1,030 Square Feet - Guest House - 1 BED – 1 BATH – GENERAC ----**

- LUTRON SYSTEM with Lighting Scenes
- SOUND SYSTEM THROUGH-OUT
- FULL PROPERTY WI-FI SYSTEM
  - Full Kitchen
    - Granite Countertops
    - Viking 30” Gas Range
    - Viking Microwave
    - Liebherr Built-in Fridge
    - Built-in MIELE Coffee Maker
    - Beverage/Wine Fridge
    - Dishwasher Drawer
    - Breakfast Bar
  - Gas Fireplace
  - Office/Workout Area and Full Size Stack Washer & Dryer
  - KitchenAid Gas Grill with separate Burner (ON-PORCH)

**0.476 Acres - OUTDOOR**

- Circular Front Drive
- Gated with 2 Car Garage
- Pool and Spa
  - Heater and Chiller
  - Pool with Electric Cover
- SOUND SYSTEM THROUGH-OUT
- Multiple Covered Outdoor Living Spaces
- Multiple Water Features
- Landscape Lighting – Front and Back
- Mosquito Repellant System
- Built in Fans
- Gas Fireplace
- Greenhouse – Heat, Cooling, and Watering System

Other Media, Floorplans, 3-D Tour, and Documents available for view on:

[www.6671GastonAvenue.com](http://www.6671GastonAvenue.com)