

# HONDO AVENUE CONDOS

**A 4-UNIT TOWNHOUSE DEVELOPMENT**  
2611 HONDO AVENUE



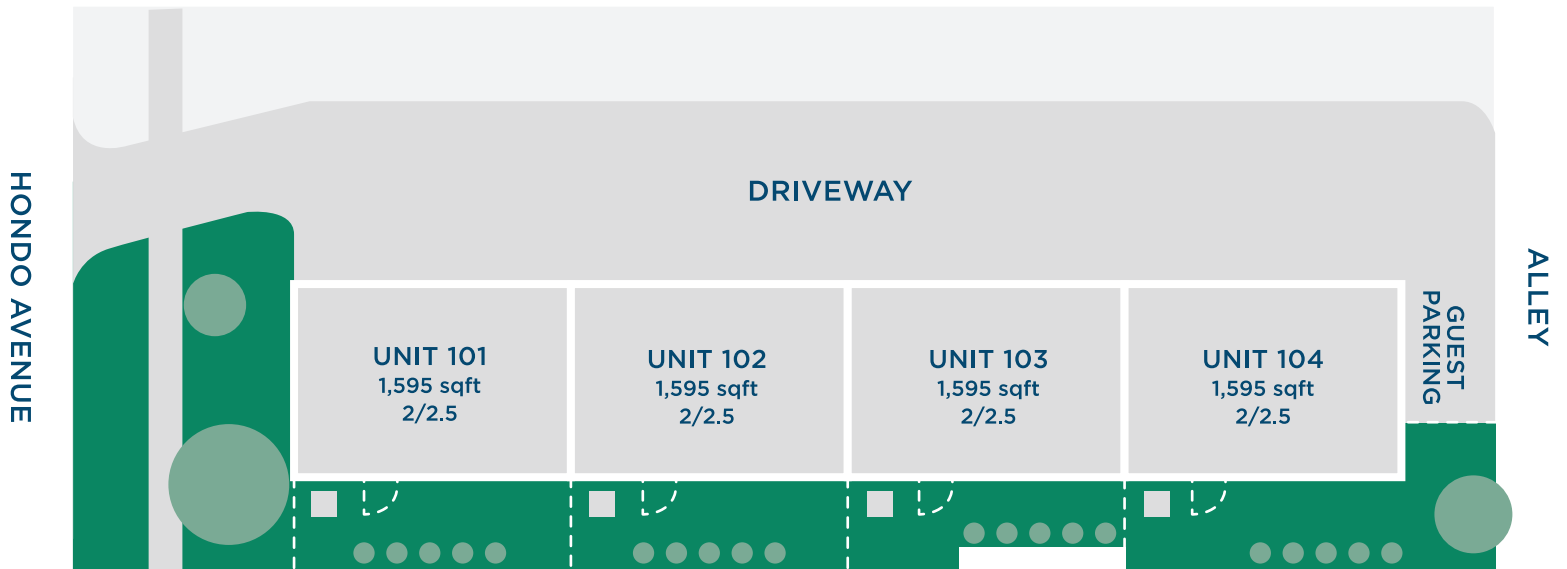
# HONDO AVENUE CONDOS

2611 HONDO AVENUE  
DALLAS, TEXAS

## MEYER GROUP REAL ESTATE

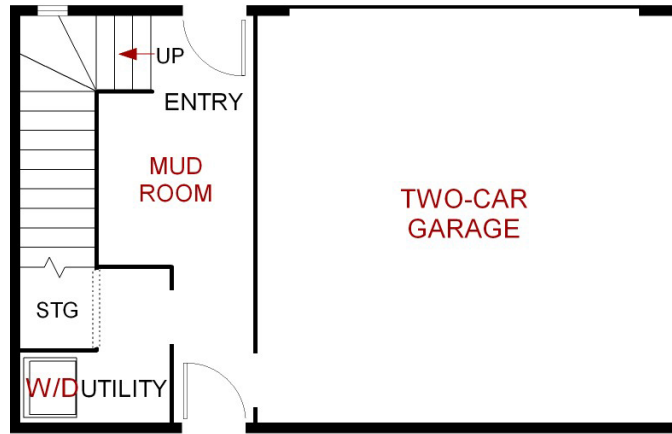
MELANIE TILL  
(214) 548-7068

### HONDO AVENUE CONDOS SITE MAP

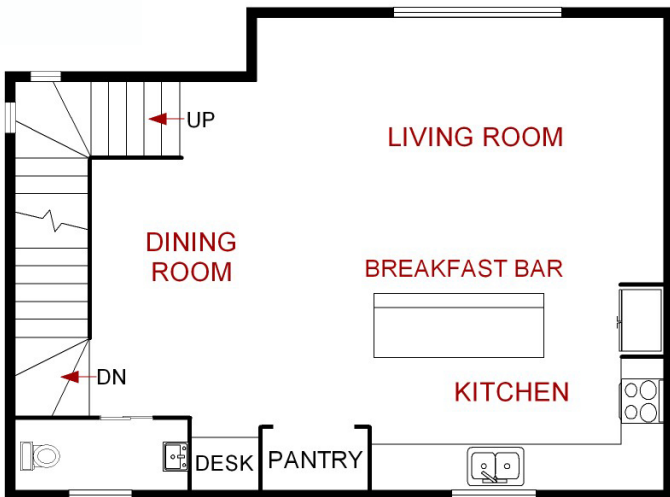


# FLOORPLANS

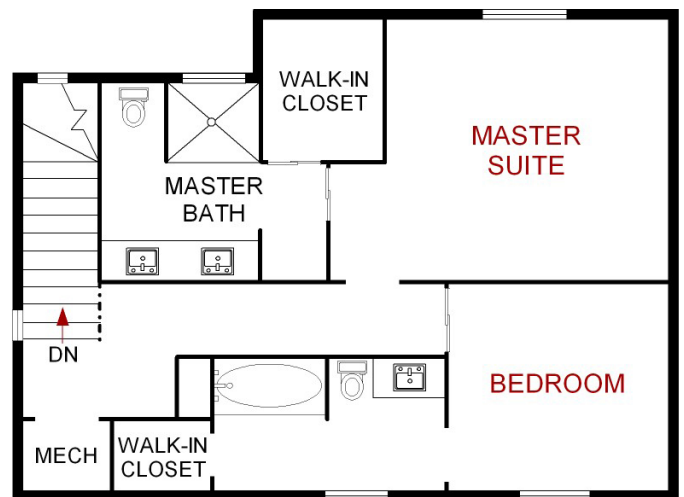
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



All prices, features and plans are subject to change without notice. Square footage is approximate. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, and merchantability or conditions of any property herein described.

## STANDARD SPECIFICATIONS

### CEILING HEIGHT

First Floor: 11' | Second Floor: 12' | Third Floor: 11' - 15'

### FLOORS

First Floor: Concrete

Second Floor: Solid hardwood nail down 2-1/4" white oak neutral handscraped; Bedrooms & Closets: Carpet

### LAUNDRY

Stackable; First Floor

### BATHROOM FLOORS

Ceramic tile

### SHOWER DOORS

Tempered glass

### CABINETS

Shaker style

### INTERIOR PAINT

Walls: BM Baby's Breath

Ceilings: SW Extra White

Trim: SW Highly Reflective White

### EXTERIOR PAINT

SW Drift of Mist; SW Peppercorn

### WINDOWS

Jeld-Wen

### HVAC

Dual Zoned / Honeywell Thermostats / Amana 3.5 ton 14 SEER

### ELECTRICAL

Pre-wired security, surround sound (2 in living room and 1 in the Master Bedroom); TV/Internet/Cable

### HOT WATER

Tankless

### INSULATION

Exterior walls - R-19; Garage common wall - R-13; Party wall Double row - R-19; Overhangs and GCLA - R-19; Midfloor - R-11; Flat Attic - Blown in 2x24; Sloped Attic - blown in 2x26

### COUNTERTOPS

Kitchen: Quartz | Bath: Tile

### ROOF

Ashpalt shingles and TPO

### FENCE

8' Pre-stained cedar

### SECURITY

Pre-wired

### WARRANTY

StrucSure 1-2-10 warranty

## STANDARD SPECIFICATIONS

### HOA DUES: APPROXIMATELY \$225/MONTH

INCLUDES: MANAGEMENT FEE, BLANKET INSURANCE, WATER, SEWER, TRASH, EXTERIOR MAINTENANCE, COMMON WATER SPRINKLER, COMMON AREA MAINTENANCE, RESERVES FOR CAPITAL IMPROVEMENT, MISCELLANEOUS \*ELECTRICITY AND GAS ARE INDIVIDUALLY METERED AND PAID DIRECT BY THE HOME OWNER

## GET MORE INFO

### HONDO AVENUE CONDOS

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#### REAL ESTATE AGENT:

MELANIE TILL  
MEYER GROUP REAL ESTATE  
(214) 548-7068

#### PREFERRED LENDER:

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ADDISONBALDWIN.COM  
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