



For Lease on Market

**\$1,650**

Call 7133771022 Today!

## 313 E NELSON ST, DENISON, TX 75021

3 BEDS, 2 FULL BATH(S)

MOVE-IN SPECIAL: NOW OFFERING 2 WEEKS FREE RENT! Adorable and Inviting 3 Bedroom Home with Open Concept Living in Denison Welcome to this charming and beautifully designed 3 bedroom, 2 bathroom home located in Denison, offering the perfect combination of comfort, functionality, and style. From the moment you step inside, you will be greeted by a bright and open layout that creates a warm and welcoming atmosphere ideal for both everyday living and entertaining. The open concept living room and kitchen serve as the heart of the home, providing a seamless flow that makes gatherings effortless and enjoyable. The kitchen is well equipped with a dishwasher, stove and oven, microwave, and a convenient kitchen island that offers additional prep space and seating options. Whether you are cooking for yourself or hosting guests, this space is designed to meet your needs with ease. Throughout the home, you will find comfortable carpeting that adds a cozy touch, along with ceiling fans in every room to keep the space cool and inviting year round. Ample closet storage ensures you have plenty of room to stay organized and keep your living space clutter free. The primary suite offers a relaxing retreat, complete with a beautifully designed bathroom that provides both comfort and style. The additional bedrooms are well sized and versatile, perfect for family, guests, or even a home office setup. With its thoughtful layout, desirable features, and charming appeal, this home is a wonderful place to settle in and make your own. Opportunities like this do not come around often.

### GENERAL DESCRIPTION

**Subdivision:** Cooks 1st Add  
**Property Type:** Multi-Family (Lease)  
**Bedrooms:** 3  
**Baths:** 2 Full  
**Stories:** 1  
**Year Built:** 2021  
**Building Sqft:** 1,279 /  
**Lotsize:** 7,144  
**MLS# / Area:** NTREIS-21230428



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

313 E Nelson St, Denison, TX 75021 Listing Broker  
Visit <https://www.har.com/NTREIS-21230428> for more information  
**OmniKey Realty, LLC.**