



For Sale on Market

**\$395,000**

Call 7133771022 Today!

## MULTI-FAMILY - DUPLEX, 6 BEDS, 4 FULL & 2 HALF BATH(S)

Great investment opportunity! Two story duplex, each unit has three bedrooms and two and a half baths. Unit 314 is owner-occupied, Unit 312 is vacant, but previously leased for \$1,545 a month through June 2025. Each unit features laminate flooring, an open living-dining layout, and a kitchen with ample storage. Upstairs each unit offers three bedrooms, including a primary suite with private bath, plus an additional full bath and a convenient half bath downstairs. Located minutes from downtown Denison, 10 minutes to Lake Texoma, and 30 minutes to Choctaw Casino, with easy access to major roads. Photos of 312 only, 314 is the same floorplan, flipped, with same furnishings. Schedule your showing today!

### GENERAL DESCRIPTION

**Subdivision:** Dumas J P Add

**Property Type:** Multi-Family - Duplex

**Bedrooms:** 6

**Baths:** 4 Full & 2 Half

**Stories:** 2

**Garage:** 2 / Attached

**Year Built:** 2021

**Lotsize:** 7,492 / ASSESSOR

**MLS# / Area:** NTREIS-21151024



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
**PARAGON, REALTORS**

312 E Day St, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21151024> for more information