

ASHTON **AW** WOODS.

8136 Mary Curran Court  
Dallas, TX 75252

**Available**  
February 2022

**SQUARE FT.**  
3,538 sq. ft.     **PRICE**  
\$806,000

**GARAGE**  
 2     **STORIES**  
 2

**BEDROOMS**  
 5     **BATHS**  
 4



**WELCOME TO The Doral**

Luxurious New Ashton Woods home 10 miles to Legacy West, near University of Texas Dallas North Tollway, US75 in master-planned community of University Place in Dallas. Featuring an elevation comprised of brick and stone with a beautiful front porch which exudes curb appeal. A 2-story foyer with sweeping staircase offers a coat closet ideally placed beneath the stairs for smart storage placement. Inside, an open kitchen-living-dining room with fireplace and access to the covered patio and backyard await. The gourmet kitchen offers a center, eat-in bartop island, abundant counter and storage space throughout, and a walk-in storage pantry. The first-floor primary suite enjoys a vestibule entry, volume ceiling, dual vanities, soaker tub and shower, linen closet, and an ample walk-in closet. Upstairs, three family bedrooms surround the double-volume foyer. Each family bedroom enjoys its own walk-in closet. The massive game and media room suite complete the second floor. Not to be forgotten, a first-floor bonus guest suite with its' own bathroom is ideal for visiting relatives. A covered patio and 2-car garage with storage complete this new quick-move-in home by Ashton Woods.

### About University Place

Now selling! Nicely situated between parks, restaurants, and the University of Texas at Dallas, you'll find University Place. On 163 sprawling acres, this community of distinctive 1- and 2-story home plans situated on single-family home sites offer a more connected lifestyle for couples, singles, and families. This vibrant master-planned community is conveniently located with quick and easy access to popular dining, shopping, and entertainment venues in Dallas. In just minutes, you can be on the way to work, seated at a nearby café, relaxing in the shade of a community park or attending a college event. Here, you're surrounded by everything that matters. Whether inspired by the contemporary architecture of the University of Texas at Dallas or nearby restaurants and entertainment, at University Place, you'll love the possibilities.



**CALL TO LEARN MORE AND REQUEST A TOUR TODAY 972-505-3199**

**ASHTONWOODS.COM**



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**GARAGE**



**STORIES**



**BEDROOMS**



**BATHS**



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\$806,000

**AVAILABLE**

**FEBRUARY 2022**

### First Floor Y



### Second Floor Y



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