

# FAQ SHEET

**PROPERTY: 2900 MCKINNON ST. APT 2802 | DALLAS, TX**

**Q: What are the standout "fan-favorite" features for buyers of this unit?**

A: Buyers are typically drawn to several rare "ultra-luxury" specifications that set this unit apart from others in the building:

- **Private 6-Car Garage:** A massive private garage within the building's parking structure, which is exceptionally rare for high-rise living.
- **Outdoor Living:** Over 1,000 square feet of wrap-around terrace space featuring four exterior gas fireplaces.
- **Interior Elevator:** A private elevator inside the unit to navigate between its two levels.
- **Skyline Views:** 20-foot ceilings with panoramic views of the North, West, and South Dallas skyline.

**Q: What building amenities does the Azure offer to its residents?**

A: Residents have access to a suite of resort-style services, including:

- **The Pool & Garden:** A heated infinity-edge pool, private cabanas, and a lushly landscaped podium.
- **Wellness & Fitness:** A state-of-the-art gym, separate saunas, and steam rooms.
- **Social Spaces:** A private 18-seat movie theater, a resident lounge, and 24/7 concierge and valet services.

**Q: What makes the layout of Unit 2802 so unique for the Dallas market?**

A: It is one of the very few true two-story condos in the city. While Dallas has a sprawling skyline, the vast majority of high-rise residences are single-level flats. Unit 2802 offers a "townhome in the sky" experience, providing a clear architectural separation between the social entertaining spaces on the 28th floor and the private retreats on the 29th floor.

**Q: Just how rare are two-story condos in Dallas?**

A: They are exceptionally rare. You will typically only find these multi-story floor plans in a select handful of elite buildings like The Azure, Museum Tower, or the W Dallas Victory Residences. Even within those prestigious addresses, two-story units are usually reserved for limited sub-penthouse or penthouse collections, making this a trophy property for a discerning buyer.

**Q: I heard this underwent renovations. What changed?**

A: The residence was recently elevated to a higher functional standard. A second-floor flex room was professionally converted into a full third bedroom with a dedicated ensuite bath. As a result of these renovations, the condo is now a true 3-bedroom, 3-bathroom residence. This is a significant upgrade, as every single bedroom in the home features its own private, ensuite bathroom—offering maximum privacy for family or guests.

**Q: Does the unit have any standout features besides the two-story glass?**

A: Absolutely. Beyond the soaring ceilings and Miele/Sub-Zero kitchen, the outdoor living is unmatched. The unit features over 1,000 square feet of wrap-around terrace space equipped with four exterior fireplaces, allowing you to enjoy 270-degree views of the Dallas skyline in total comfort. Plus, the two floors are connected by both a contemporary staircase and a private interior elevator.

# TOP FIVE

## ACTIVITIES & ATTRACTIONS NEAR THIS HOME

### 1. The Katy Trail:

For those seeking outdoor recreation, the Katy Trail is a 3.5-mile landscaped pedestrian and bike path that follows an old railroad line. The nearest formal entrance to the trail from the Azure is the Reverchon Park access point. It is approximately 0.3 miles, or about 6-8 minutes on foot.

- Extends from the American Airlines Center through the heart of Uptown, offering a lush, tree-lined escape from the city streets.
- Popular among locals for jogging, cycling, and dog walking.
- Directly accessible to the "Katy Trail Ice House," a famous local beer garden known for its massive patio and relaxed vibe.

### 2. The Samurai Collection:

Located just steps away in the Harwood District, The Ann & Gabriel Barbier-Mueller Museum is one of the most unique cultural spots in the city.

- Part of the collection is located in the lobby of the Azure.
- Houses one of the largest and most complete collections of samurai armor and weaponry in the world.
- Features nearly 300 objects, including ornate helmets, masks, and full suits of armor dating from the 7th to the 19th centuries.
- Offers free admission and is housed in the historic St. Ann's school building.

### 3. Klyde Warren Park:

Klyde Warren Park is a 5.2-acre urban oasis built over the Woodall Rodgers Freeway, serving as a vibrant bridge between Uptown and Downtown.

- Host to daily free activities ranging from yoga and fitness classes to outdoor concerts and films.
- Features a dedicated "Food Truck Lane" offering a rotating selection of local Dallas eats.
- Includes the Nancy Best Fountain, which performs choreographed light and water shows in the evenings.

### 4. American Airlines Center:

As the cornerstone of the nearby Victory Park district, the American Airlines Center is Dallas's premier venue for professional sports and major entertainment.

- Home to the NBA's Dallas Mavericks and the NHL's Dallas Stars.
- Ranked as one of the busiest arenas in the world, frequently hosting "A-list" global concert tours.
- Surrounded by a high-energy plaza filled with sports bars and restaurants like Happiest Hour.

### 5. Perot Museum of Nature and Science:

A marvel of modern architecture, the Perot Museum offers an immersive educational experience just a few minutes south of the property.

- Spans five levels of interactive exhibits, including a massive hall dedicated to towering dinosaur skeletons.
- Features an "Engineering and Innovation" hall where visitors can race against a virtual T. rex or program robots.
- Boasts a 35-foot glass-enclosed outdoor escalator that provides a unique view of the Dallas skyline as you ascend.