

FAQ SHEET

PROPERTY: 6010 BELMONT AVE. | DALLAS, TX

Q: What makes the outdoor living area and pool feature unique?

A: The property has a premium, custom-designed swim feature that is exceptionally rare for this neighborhood. Offering a private urban oasis, this feature maximizes the outdoor footprint to provide a perfect environment for exercise, relaxation, and seamless indoor-outdoor entertaining without sacrificing backyard aesthetics. The 10 foot sliding glass doors completely open up the interior to the exterior.

Q: What are the practical advantages of being located near the local fire station?

A: Proximity to the community fire station offers a couple of everyday benefits worth knowing about. Decreased response times: enjoy added peace of mind knowing first responders are only seconds away in the event of any medical or safety emergency. Insurance consideration: some insurance carriers factor fire station proximity into their rating, so this may be a favorable factor when shopping coverage, though actual premium impact depends on the carrier and the buyer's specific policy.

Q: What are the parking and garage accommodations?

A: Rare for the area, this home features an oversized 3-car detached garage equipped with automated garage door openers. The extended driveway provides plenty of additional off-street parking for guests.

Q: Does the second-floor open living area offer flexibility for a fourth bedroom?

A: The second-floor open living area was designed with flexibility in mind. With the right renovation, this flex space has conversion potential, though buyers should confirm egress window, closet, and conditioned space requirements with a licensed professional before counting on it as a fourth bedroom. As currently built, this is a three-bedroom home with a spacious flex area.

Q: What are the lot details and what makes the street itself so unique?

A: The property sits on an impressively large lot measuring approximately 10,019 square feet (about 0.23 acres). This deep, generous footprint is a rare find in the area, easily accommodating a sizable home, a 3-car detached garage, and a full backyard pool oasis. Belmont Avenue is exceptionally wide, comfortably allowing for easy on-street parking on both sides while maintaining an open, uncrowded traffic flow. Framed by a canopy of mature shade trees and clear pedestrian sidewalks, the street combines grand physical space with a relaxed neighborhood feel just steps from Lower Greenville.

TOP FIVE

ACTIVITIES & ATTRACTIONS

NEAR THIS HOME

1. Dining & Shopping on Lower Greenville

A vibrant, highly walkable entertainment district filled with rooftop bars, boutique shopping, and patio dining. It is practically in the neighborhood's backyard. Future owners can walk or take a two-minute drive to local staples like HG Sply Co. (famous for its rooftop views), Valerie's Italian, Son of a Butcher, and the flagship Trader Joe's for daily essentials.

2. Outdoor Recreation at White Rock Lake

The crown jewel of the Dallas park system, located just 3 miles east of the property. It offers over 9 miles of continuous paved trails for running and cycling, kayak and paddleboard rentals, dog parks, and sunset viewing spots. It is a favorite escape for fitness enthusiasts and nature lovers right in the middle of the city.

3. Proximity to Tietze Park

Living just a short stroll from Tietze Park means easy access to a sprawling neighborhood green space. The park provides immediate access to a premier aquatic center, lighted pickleball and tennis courts, a basketball court, and soft-surface walking trails for daily exercise. It is widely known for its canopy of mature oak trees, offering a shaded retreat for weekend picnics, children's playgrounds, and quiet morning walks.

4. Exploring the Dallas Arboretum and Botanical Garden

A 66-acre botanical garden nestled on the shores of White Rock Lake. Known for its seasonal festivals, including the autumn pumpkin village and spring blooms, it is a popular local draw for family days out, walking the manicured grounds, or attending the outdoor concert series.

5. Lakewood Shopping Center

Living just minutes away offers a mix of neighborhood charm and daily convenience. Residents enjoy a quick drive or bike ride to Whole Foods, local eateries, and boutique cafes, keeping you well connected to the best of East Dallas.