



## 1403 TRANQUILLA DRIVE

DALLAS, TX 75218



\$675,000



1,797 sqft



2 beds



1 baths

## DESCRIPTION

Located in coveted Casa Linda Estates, this charming home exudes a delightful storybook cottage feel and is located on a .49 acre corner lot. Step inside to discover beautiful hardwood floors that flow throughout the living spaces, creating a warm and inviting ambiance which is flooded with natural light throughout. Large floor to ceiling windows throughout the home allow light to drench the rooms. Kitchen is warm and functional with access to the backyard and cozy breakfast nook. The inviting deck and garden with expansive patio are a beautiful, private, and quiet space from which to enjoy this gorgeous backyard. Home has been meticulously maintained and loved over the years of ownership. Improvements include 2 HVAC replacements, sewer line, roof replacement, and minor foundation work among many cosmetic improvements. Walk to the grocery store or to dine out at local restaurants just 5 minutes away! Located in the heart of East Dallas, this home is within walking distance to Casa Linda Plaza, a short commute to downtown, and less than a mile from White Rock Lake and the Dallas Arboretum. Don't miss this fabulous opportunity to own a well maintained, adorable home on almost a half acre lot in the heart of East Dallas!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21246637

**YEAR BUILT:** 1940

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Casa Linda Estates

**LIST DATE:** 04/24/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,797

**TOTAL BEDS:** 2

**FULL BATHS:** 1

**HALF BATHS:** 0

**ACRES:** 0.45

**LOT SIZE (SQFT):** 19,602

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- GasLog
- WoodBurning

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- Dishwasher
- Disposal
- GasRange

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway

### LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- FewTrees

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- NaturalGasAvailable
  - OverheadUtilities
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Chandelier
  - DecorativeDesignerLightingFixtures
  - EatInKitchen
  - GraniteCounters
  - CableTv
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**BROKERED BY:** McBride Boothe Group, LLC