

# CENTURY 21

Judge Fite Company



6045-6047 VELASCO AVENUE

DALLAS, TX 75206



\$2,024,999



5,286 sqft



6 beds



6 baths

## DESCRIPTION

Thoughtfully designed new-construction duplex offering modern comfort, craftsmanship, and low-maintenance living in one of East Dallas's most walkable neighborhoods near Lower Greenville. Designed for flexibility, this property works equally well for owner-occupants, multigenerational living, or long-term investment. Each residence features a pier-and-beam foundation with insulation and warranty, Pella energy-rated windows, enhanced sound and thermal insulation, five-panel solid core doors, fully trimmed windows and doors, and quartz countertops throughout. Living spaces are anchored by gas fireplaces indoors and out, creating a seamless connection between interior and exterior entertaining. The chef's kitchen is equipped with an induction cooktop, double smart ovens with convection and air-fry modes, warming drawer, wine refrigerator, and smart-hub refrigerator. Bluetooth-enabled appliances, programmable systems, USB and USC outlets, electronic exterior locks, and EV-ready garage wiring support modern, connected living. Design details elevate the home beyond typical new construction, including handcrafted stained-glass windows by a local artisan, Motawi tile, and restored vintage lighting that add warmth and character. The primary suite features a spa-inspired bath with heated floors. A private rear porch with mechanized screens and low-maintenance, pollinator-friendly landscaping enhances the lock-and-leave lifestyle. Located minutes from Lower Greenville dining, shopping, and everyday conveniences, this East Dallas duplex offers strong long-term appeal, walkability, and thoughtful design in a neighborhood known for community connection and consistent appreciation.

**PROPERTY TYPE:** Multifamily - Duplex

**MLS STATUS:** Active

**MLS:** 21152453

**YEAR BUILT:** 2025

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Belmont Addition Conservation District

**LIST DATE:** 01/15/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,286

**TOTAL BEDS:** 6

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 0.18

**LOT SIZE (SQFT):** 7,971

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- LivingRoom
- Outside

### FLOOR COVERINGS:

- Wood

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- ElectricRange
- Disposal
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WarmingDrawer
- WaterPurifier
- Washer
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- EpoxyFlooring
- Garage
- GarageDoorOpener
- Lighted
- Private
- SideBySide

### LOT DESCRIPTION:

- NoBackyardGrass
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- RainGutters

### SIDING:

- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- Fireplaces
- NaturalGas
- RadiantFloor

### UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- NaturalWoodwork
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- Firewalls
- SmokeDetectors

### COMMUNITY:

- Park
- Pickleball
- Sidewalks
- TrailsPaths

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BROKERED BY: Coldwell Banker Realty