



A unique property in the after-sought Merriman Park

## Table of Contents

- 1 Introduction .....2**
- 2 Executive Summary .....2**
- 3 Quality of Life - Tranquility .....3**
- 4 Location, Location, Location.....4**
  - 4.1 The (MPUM) Neighborhood .....4**
  - 4.2 In Close Proximity - Walking Distance .....5**
  - 4.3 White Rock Lake .....6**
  - 4.4 Biking .....7**
  - 4.5 Getting Around Town.....8**
  - 4.6 For People Coming from Out of State or From Abroad .....8**
- 5 Floor Plan .....9**
- 6 Some Notes on Areas and Specific Rooms .....10**
  - 6.1 General on Size .....10**
  - 6.2 Kitchen .....10**
  - 6.3 Living Room.....10**
  - 6.4 Bath #2, 'The 50s Bathroom' .....10**
  - 6.5 Bedroom #2 and Bedroom #3 .....10**
- Appendix A Bought by J&P in 2008 .....11**
- Appendix B Covered Patio (New 2024) .....12**
- Appendix C Bits and Bobs around Money .....13**
- Appendix D Utilities et c Providers.....14**
- Glossary.....14**
- Document History .....14**

# 1 Introduction

Already when we walked around down in White Rock Creek just behind the house in the summer of 2008, we knew we had landed right. The soothing nature, with the wildlife, the creek with water, people walking and biking, we both felt and expressed – *This is quality of life!*

Now after holding on to it for seventeen years, including us moving around various other cities due to work, and all the time been thinking ‘we will move back when get older’, our circumstances have changed and we – unfortunately for us, fortunately for someone new – will be moving in a different direction and have decide to sell our small and dear gem in Dallas.

This document was compiled in March 2025 by Johan on behalf of Johan and Pernilla (“J&P”), current owners of 7206 Walling Ln (“7206WL” by us).

Any mistakes are mine and mine alone. Details should be verified by readers.

LIMITED DISTRIBUTION = NO redistribution or non-personal use w/o written consent fr. J&P.

# 2 Executive Summary

Location! Quality of Life! Tranquility!

A truly unique opportunity – rare to find something this relaxing without a million-dollar price tag. Not this near the city.

A nice one-story house and size (1,555 sq ft./144 m<sup>2</sup>) perfect for a couple that wants a great home in a wonderful neighborhood filled with mature trees (former pecan orchard) and great neighbors. The Merriman Park / University Manor neighborhood is a place where people live for generations.

It’s a solid house with “great bones” and recent updates. Just in 2024 more than \$35k on new interior paint, new exterior paint, new roof, new gutters, with leaf guards, new patio, ... More details in Table 1 Remodeling / Updates History on page 13.

The location offers:

- Strong sense of *country-life*, with trees, wildlife, tranquility – great for people who enjoy ‘just being’, walking or biking along the plethora of trails immediately accessible from the house.
- Easy access to *city-life*, with the buzzing energy, restaurants, concerts and shows, like ballet, Dallas Symphony, musicals, opera, maybe a Texas State Fair once-in-a-while, shopping, good transportations – near and far. Easy access to major roads around Dallas. And it’s like 2 hours flying to great scuba diving and boating down in the Caribbean and similar time to great skiing around North Americas. Add that to quality of life at home! Frankfurt, London, Madrid, Paris, Rome, and rest of Europe on a 10-hours flight away.

Keep in mind that unique features, like this property with the location – as all other great things in life – costs a little bit extra, and it helps with *having good finances, having some cash on hand*. One doesn’t buy this property for flipping but for longevity.

### 3 Quality of Life - Tranquility

Just being in the living room, in the dining area, or working in the kitchen is simply ... Life at its best.



# 4 Location, Location, Location

Yes - and sorry - it is such a worn-out statement, but we simply must emphasize the location. It IS the location, and size (more in 6.1 General on Size on page 10), that has made us keep this house for as long as we have.

## 4.1 The (MPUM) Neighborhood

*"Tucked between Lake Highlands and Lakewood, MP/UM is self-contained and homey while still centrally located with access via Northwest Highway to every part of Dallas. This quiet, former pecan orchard boasts wide streets and generous setbacks, and if you stay awhile, the neighbors will tell you the location of the secret bike path."* [D Magazine] (We'll tell the actual buyer where to find it.)

Like another property was described by Redfin in 2023: *"This is the one you've been waiting for!! Located in the HIGHLY SOUGHT AFTER AREA NEAR WHITE ROCK LAKE AND THE ABORETUM!!!! This neighborhood is like an Enchanted Forest. Lush, Mature Trees line the Storybook like Streets as though you were in a different land."*

The Merriman Park/University Manor (MPUM) neighborhood is a neighborhood where people live for generations and simply walking or jogging around the large-tree - filled streets is a true pleasure. (Including at nights, neither one of us have ever felt any concerns about jogging around also after sunset.) Tranquility! (Neighborhood association: <https://mpum.com/>)

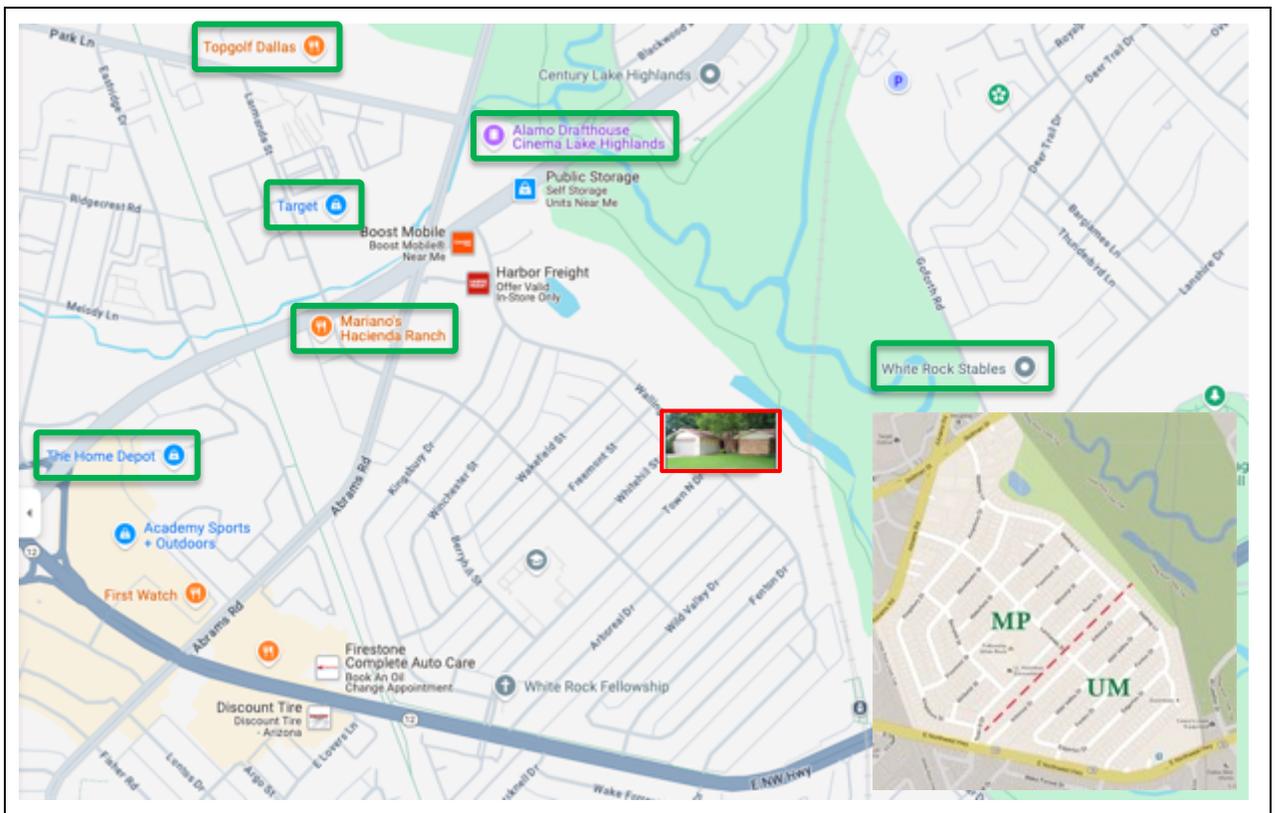


Figure 1: The Merriman Park/University Manor (MPUM) Neighborhood

The home has one of the best locations in the whole neighborhood - backing up the greenbelt and furthest away from all roads encapsulating the neighborhood.

### 4.2 In Close Proximity - Walking Distance

(Walking distance = within a radius of a mile or two.)

We'll start with a favorite of ours - **Mariano's Hacienda Ranch** restaurant with great Mexican and Tex-Mex food and margaritas. (The frozen margarita machine was invented here.) **Jakes Burgers and Beer** on Walling/Skillman serves great old-fashioned burgers. On topic of such, another "classic" is **Keller's Hamburgers**, a drive-in place on Northwest Highway.



Then there's **Alamo Drafthouse** (cinema & food), **Home Depot**, **Target**, **Lake Highlands Town Center** with **Sprouts Farmers Market**, **Academy Sports**, **Walmart Supercenter**, and so much more shopping and restaurants. The whole area along Northwest Highway (a.k.a. Loop 12) has exploded to a really nice area over the last decade (from being more car dealerships earlier).

Oh, while on shopping, the **Central Market** gourmet grocery store down on Lovers Lane is "heaven-on-Earth" (J) - and among our absolute favorite food stores found in whole state of Texas. (And we've tried "a few" from living in all four major metroplexes in Texas.). Wait, on topic of great food and areas - **Kuby's** on **Snider Plaza** is another go-to place for great food.

And never to forget - the truly classic **North Park Center** with more upscale shopping, arts, and a really joyful place to visit especially during Christmas season.

For the more active people, start your explorations in the greenbelt (**White Rock Creek**), over to **Flagpole Hill**, the tennis center at **Fair Oaks Park**, or over to hit some balls at **Top Golf**.



Memorial Day concert w/ Dallas Symphony. Flagpole Hill. Walking distance.



Shakespeare in the Park, Samuel-Grand Amphitheater. Biking distance.

### 4.3 White Rock Lake

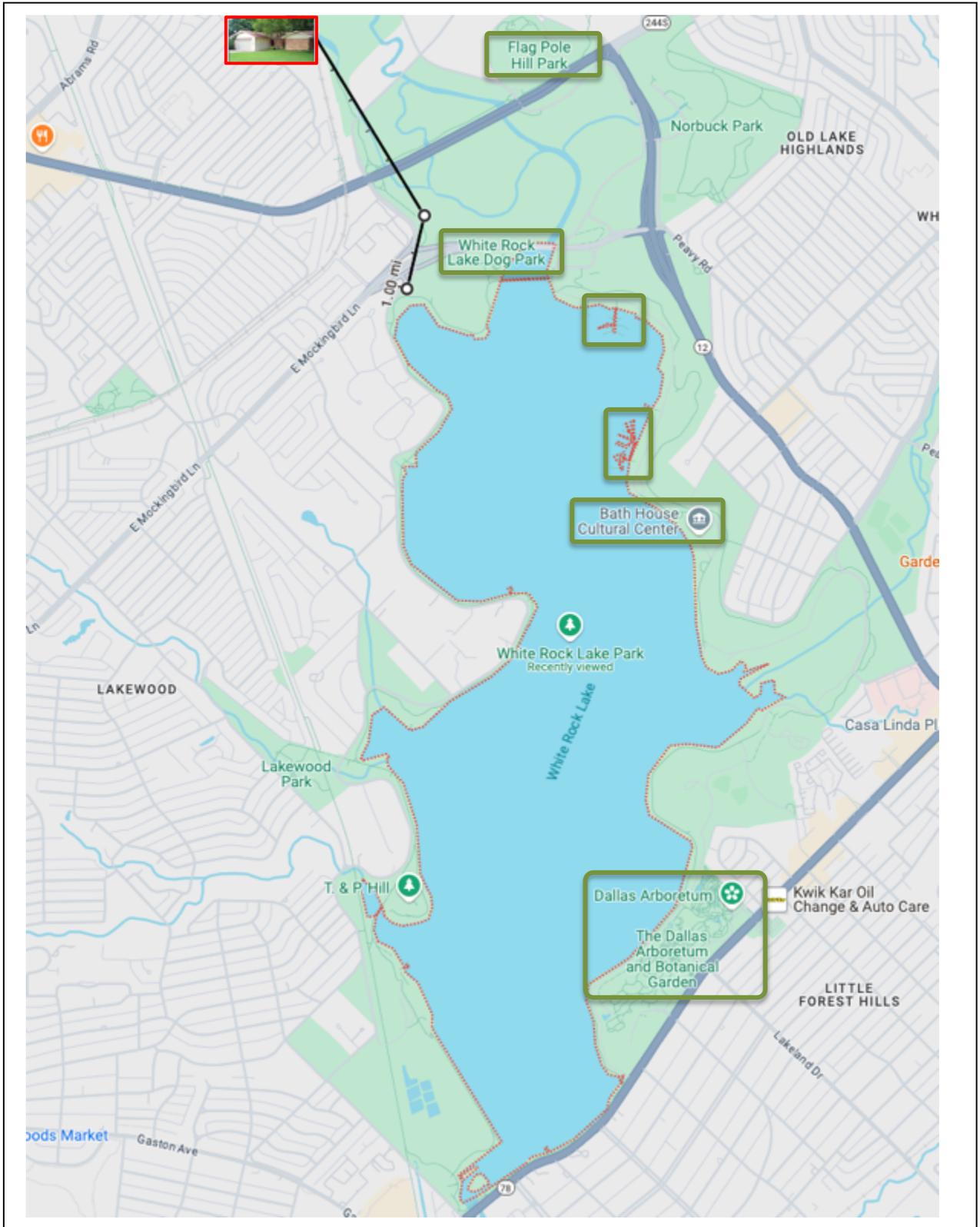


Figure 2: White Rock Lake - a mile (protected greenbelt) walking from house

Oh, boy, this IS heaven, in Dallas at least. For avid water-lovers like J&P (being on, in, and near water, with our love for boating, scuba diving, ...), access to White Rock Lake is ... Yes, heaven. (A reason we're finally giving up on Dallas is us moving to a coastal area and open seas.)

With a mile walking or biking along White Rock Creek Trail ('WRC') down to the lake and White Rock Lake Trail ('WRT') (as well as White Rock Lake Dog Park), you have access to a multitude of things, including many green lawns with grills and lots of people enjoying Life, as well as Bath House Cultural Center, and Dallas Arboretum and Botanical Garden. There's also possibilities for canoeing and sailing. Sorry, no swimming, or motorboats.

(White Rock Lake is one of the crown jewels of the Dallas park system and "twice the size of New York City's Central Park. An oasis in the heart of the city, White Rock Lake Park is enjoyed by sports enthusiasts, picnickers, bird watchers, and walkers from all over the city and the Dallas-Fort Worth metroplex, as well as visitors from around the world." [The White Rock Lake Foundation])

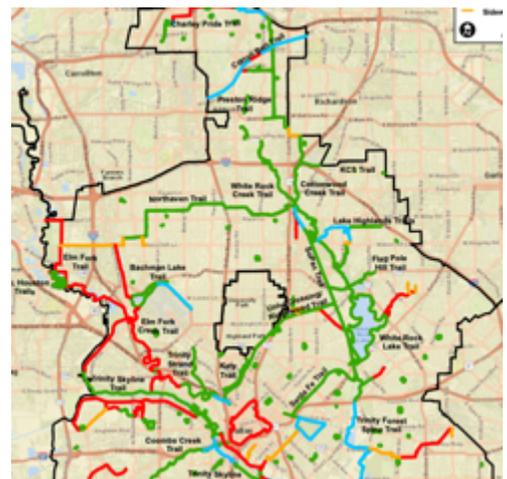


Concert down at the Arboretum (Elvis-impersonator at this time). Biking distance.

#### 4.4 Biking

Start on White Rock Creek Trail (WRC), and then explore for instance Cottonwood Creek Trail, Flag Pole Hill Trail, Lake Highlands Trail, Northaven Trail, SoPac Trail, University Crossing/Ridgewood Trail, Santa Fe Trail (to downtown Dallas), and White Rock Lake Trail (WRT). All in green in map on the right<sup>1</sup> and tied together with WRC.

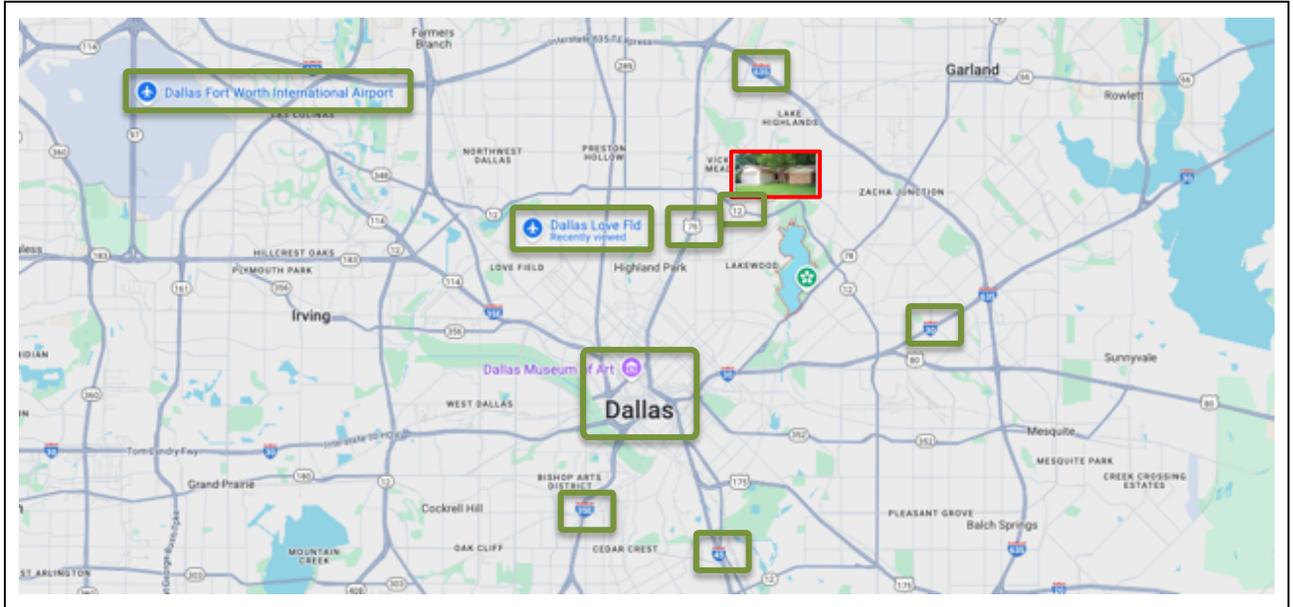
Why not bike down to **Garden Café** – around the lovely and historic Swiss Ave/Junius Heights area – for a great breakfast or brunch?



<sup>1</sup> <https://www.dallasparcs.org/DocumentCenter/View/16390/Dallas-Trail-Map-10-31-24>

## 4.5 Getting Around Town

Convenient access to major roads like **Loop 12**/Northwest Highway (NWH), **I-635**/Lyndon B. Johnson Freeway (LBJ), **US 75**/North Central Expressway, and even **I-30** (if want to head over to Little Rock, Arkansas), **I-35** (down to Austin, San Antonio, and Laredo near the Mexican border, and all the way up to Duluth, MN), and **I-45** (down to Houston).



**Figure 3: Dallas Metroplex**

In Dallas downtown and uptown you'll find arts, hotels, museums, music, restaurants, hotels, the major convention center, ... including the primary venues for the Dallas Symphony Orchestra, opera, and ballet (Morton H. Meyerson Symphony Center, Winspear Opera House). Great venues. Among our favorites in Texas along with Majestic Theatre in San Antonio (1929). Ok... Austin and Houston also have some great venues. Yeah, Fort Worth as well.

The annual State Fair of Texas (in the fall) is held in the historic Fair Park – a must visit.

Love Field airport (DAL) – home of Southwest Airlines (WN), the most well-known lower-costs airline in the US. Started 1966, with reputation for good service and entertaining staff.

Dallas Fort Worth International Airport (DFW) – the third largest airport in the US with excellent routes both nationally and internationally. Home base for American Airlines (AA).

## 4.6 For People Coming from Out of State or From Abroad

Dallas-Fort Worth (“DFW”)<sup>1</sup> is the fourth largest Metropolitan Statistical Area (MSA)<sup>2</sup> in the USA and is a buzzing national and international hotspot.

With J in J&P been in national and international business for decades, DFW airport is great for trips all around North- and Central- Americas and overseas. (And DFW has far fewer problems with weather compared to e.g. ORD... Personal experiences. Just saying.)

<sup>1</sup> [https://en.wikipedia.org/wiki/Dallas%E2%80%93Fort\\_Worth\\_metroplex](https://en.wikipedia.org/wiki/Dallas%E2%80%93Fort_Worth_metroplex)

<sup>2</sup> [https://en.wikipedia.org/wiki/Metropolitan\\_statistical\\_area](https://en.wikipedia.org/wiki/Metropolitan_statistical_area)

# 5 Floor Plan

To have some common grounds for discussions in this document.

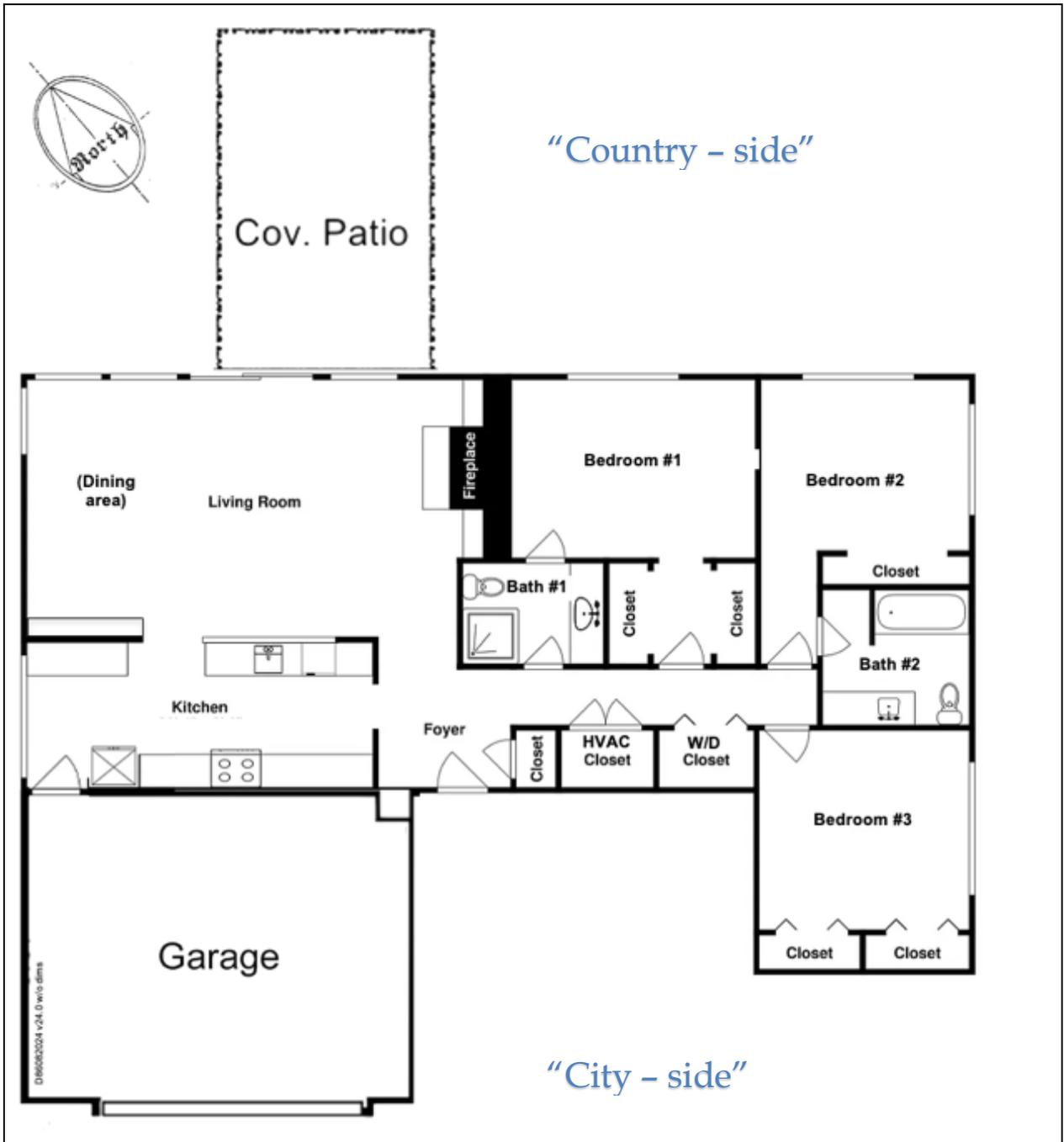


Figure 4: Floor Plan [J&P]

The floor plan is a bit of composite compiled by J&P from different sources and uses designations as defined and used by us. E.g. 'Bedroom #1' was our master bedroom, 'Bedroom #2' was for guests/one office/study, 'Bedroom #3' was office/study and opt. guestroom, 'Bath #2' is what we also call 'the 50s Bathroom'.

## 6 Some Notes on Areas and Specific Rooms

### 6.1 General on Size

To us - J&P - the size (1,555 sq.ft., 144 m<sup>2</sup>) is perfect for two adults, who likes having friends over, for drinks or dinner, and even staying in guest room(s).

CapEx is one thing, OpEx is a different, and a smaller house like this is rather pleasant both to invest in and to operate, including even getting utilities bills for heating and cooling.

And one can vacuum the whole house by changing electrical outlet once. Convenient.

### 6.2 Kitchen

Yes, it can be viewed as a bit outdated but 1) absolutely fully functional, 2) old-school real-wood cabinets and no modern flipper-junk, and 3) best of all - the open floorplan with living room, for social interactions, and the view into the forest/greenbelt behind the house.

AND - for the buyer inclined to do some changes - YOU will be in charge and decide exactly what you want. No flippers that have made some quick-and-boring run-of-the-mill updates. See also Table 2 Investment Calculations for Buyer on page 13.

A final note on kitchen - I Johan grew up with oak butcher block kitchen counters, which is what's in the kitchen, 1.5 inch-thick solid oak. And yes, not the most practical but gives a warm and comforting feeling. (My mom still has hers after 52 years. That's that on high-quality materials. Ok, you may put some love and care on them but if remove, make sure to put them into good use elsewhere. Don't just throw these solid pieces away.)

(J&P are believers in good ole' stuff, not mess with working things, a bit of conservationist, save a tree, thinking about the Worlds future, avoid overusing our natural resources, and all that. )

### 6.3 Living Room

A living room with floor-to-ceiling windows into the backyard and green belt, a built-in wine rack, and a fireplace for both gas and wood. Lots to enjoy, nothing to change. Our view.

### 6.4 Bath #2, 'The 50s Bathroom'

We started considering updates back when bought the house, and did change the floor, but then when realized how much old 1950s stuff can go for, decided we instead wanted to restore that full mid-century look and feel. Things got in the way and it is what it is now. We ourselves would replace the floor with a more era correct. Or, if remodel, make sure to sell stuff removed. Conservationist-Johan's speaking.

### 6.5 Bedroom #2 and Bedroom #3

For our two individual offices/studies and guest bedrooms, we wanted these a little bit different why chose a lighter flooring.

2008-07-21 10:27 Ebby Halliday,

# Appendix A Bought by J&P in 2008

We bought "This 3/2/2 has 1,555 square feet (per appraiser) of living space," house in 2008 and the survey from 1986 accepted by all parties involved (us, lender, ...) is close enough aligned with this. No material changes have been done since.



Lovely traditional home located in sought-after Merriman Park. This home has awesome drive-up appeal, and once inside you will be greeted with the warm feel of a well maintained home. This 3/2/2 has 1,555 square feet (per appraiser) of living space, and a back yard view as if you were in the country. Location, location, location-you don't want to miss this one!

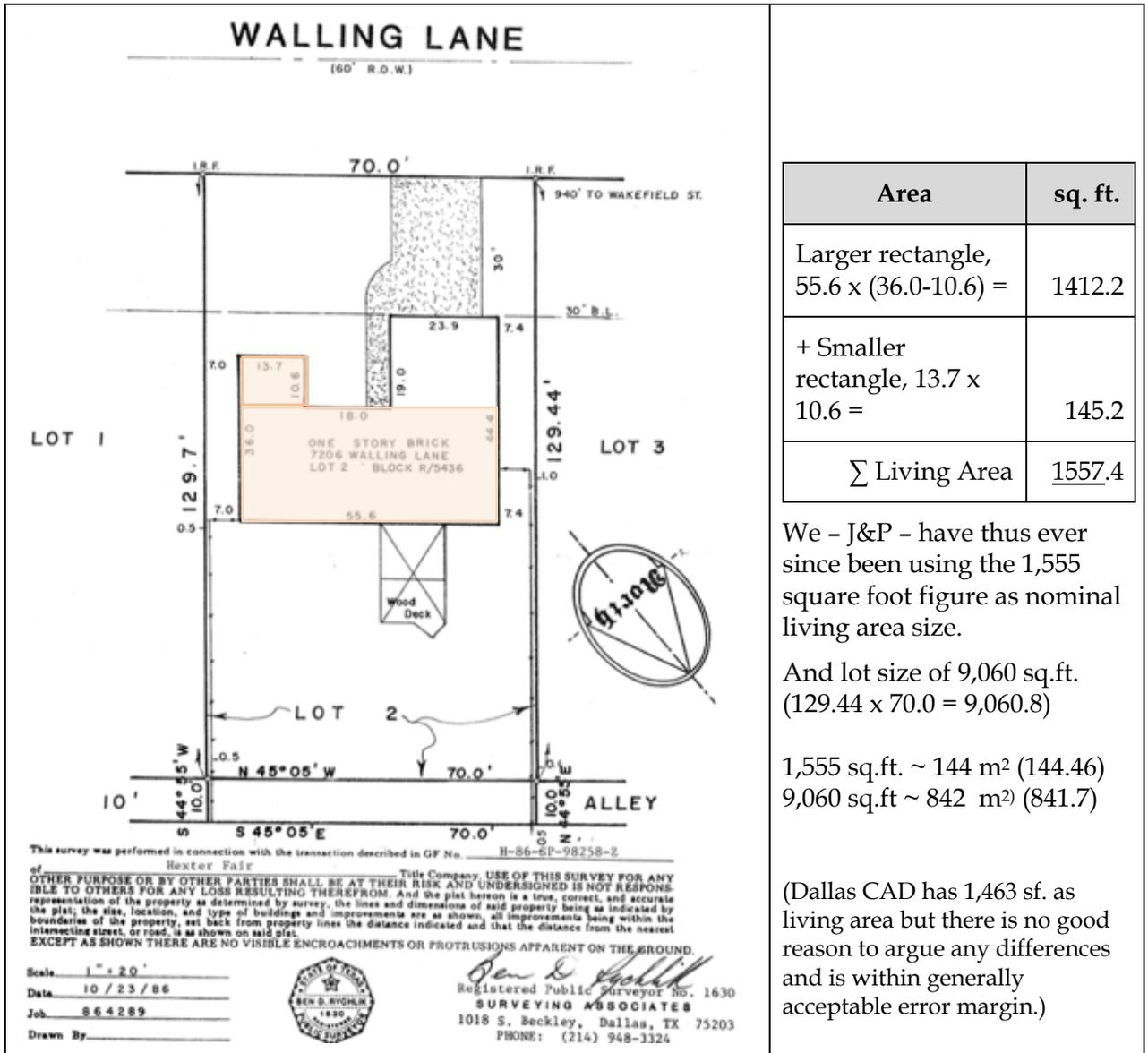


Figure 5: 1986 Survey (10/23/86), used at purchase 2008

# Appendix B Covered Patio (New 2024)

Brief notes on features.



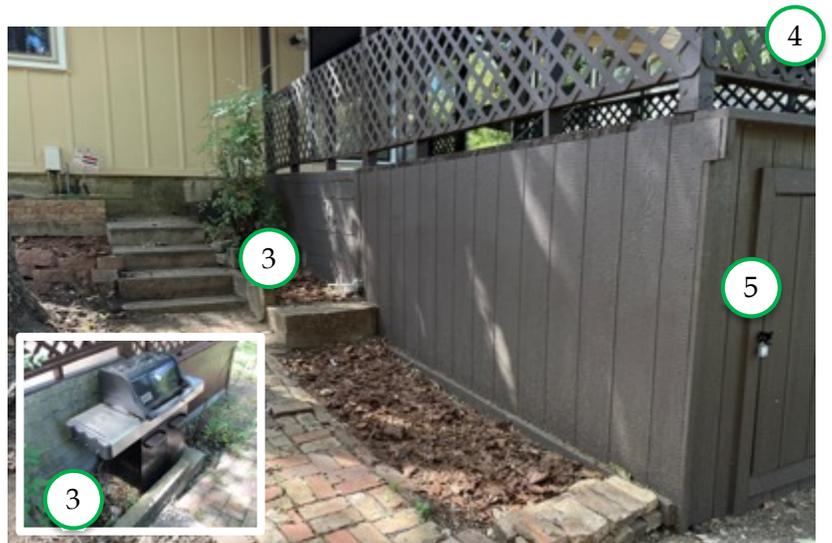
- (1) The covered patio with a fan
- (2) Electricity: Electrical outlets are available on the patio

The patio had three levels when we bought the house in 2008. Not the most practical design. (→)



Additional features for outdoor cooking, good to know if consider making some outdoor kitchen:

- (3) Gas: Natural gas (city) connection, unsure of state and buyer need checking w/ plumber.
- (4) Water: (On other side of patio) Water bibb for garden hose.
- (5) Storage



# Appendix C Bits and Bobs around Money

**Table 1: Remodeling / Updates History by Seller**

When	What
2008 (Sep+Oct)	We buy the house and then spend some \$31k to change floors (from all carpets...), paint everything interior, new water heater (still working well), new HVAC, and as always with a house miscellaneous bits and pieces.
2011 (Dec)	Gun safe in garage (~\$2k), since then viewed as part of house.
2012 (Oct)	Electrical system updates (\$3.9k) (New braker panel in garage, grounding rods, add outlets, add a transfer switch for alt. power source. Genset not incl.)
2012 (Nov)	Add the shed in the back (\$3.2k)
2018 (Nov)	New garage door opener, 'smart' with MyQ (\$350)
2022 (May)	New HVAC system (\$7.6k) Old started having partial problems but we hate such, and like reliability, so we simply replaced whole system. That's us.
2024 (Jun-Sep)	<p>Lots... after some years of leasing out, more than \$35k on:</p> <ul style="list-style-type: none"> <li>Miscellaneous small repairs, touch-ups</li> <li>New interior paint</li> <li>New exterior paint</li> <li>New roof, and gutters, with leaf guards</li> <li>New patio (one level, was three), with fan and electrical outlets, storage under. See also Appendix B Covered Patio (New 2024) on page 12.</li> </ul>

If you consider any changes, you will have financial room to still be on par with the more - as well as most - updated homes both recently sold and currently for sale in the area.

**Table 2: Investment Calculations for Buyer**

Action	$\Sigma$ Invested	Comments
Buy for	\$587,000 (\$377/SF)	You have a great house in a wonderful environment.
Invest <u>\$35k</u>	\$622,000 ( <u>\$400/SF</u> )	Less than what updated, flipped?, houses (comps) has sold for recently. I.e. \$35k is no-brainer, if feel must change some.
Invest <u>\$43k</u>	\$630,000 ( <u>\$405/SF</u> )	On par with --
Even <u>\$60k</u>	\$647,000 ( <u>\$416/SF</u> )	7235 Syracuse Dr up on NWH is <u>listed</u> at \$416/SF. When I see this, and its location directly off NWH, I Johan think we should rethink \$587k... Our location is simply far superior!
Ok... +\$73k	\$660,000 ( <u>\$425/SF</u> )	6851 Winchester Street <u>sold</u> for \$425/SF in Oct 2024. (Not on greenbelt but decent location, a bit close to Abrams.)

## Appendix D Utilities et c Providers

Service	Provider(s)
Electricity	(Many) Dallas is one of the areas in Texas that has a deregulated electricity market. Google for services providers. (We have had for instance Reliant and TXU.)
Gas (natural)	(One) Atmos Energy ( <a href="https://www.atmosenergy.com">atmosenergy.com</a> )
Water, Trash...	(One) City of Dallas ( <a href="https://www.dallascityhall.com">dallascityhall.com</a> )
Internet	(A few) AT&T Fiber (no Google yet in Dallas, March 2025), Spectrum cable, wireless (AT&T, T-Mobile, Verizon...).
Security monitoring	(Many) We recommend Smith Thompson ( <a href="https://www.smiththompson.com">smiththompson.com</a> )
TV, cable	There are services (e.g. AT&T, Spectrum) but no current experiences.

## Glossary

7206WL	Our denomination for 7206 Walling Lane, Dallas, TX 75231, USA
CapEx	Capital expenditures; longer-term investments; e.g. buy, remodel
DAL	IATA code for Dallas Love Field airport, some 16 miles from 7206WL by car.
DFW	Dallas – Fort Worth. A.k.a. The "Metroplex", the Dallas-Fort Worth-Arlington metropolitan statistical area (MSA), a large and populous area in North Texas, known as the economic and cultural hub of the region. DFW is also the IATA code for Dallas-Fort Worth International Airport, some 26 miles from 7206WL by car.
J&P	Johan & Pernilla, owners of 7206WL since 2008.
NWH	Northwest Highway, a.k.a. Loop 12
OpEx	Operating expenditures; shorter-term, ongoing, expenses; e.g. utilities, maintenance
WRC	<u>White</u> <u>Rock</u> <u>Creek</u> [Trail] (on signs on the trail)
WRT	<u>White</u> <u>Rock</u> [Lake] <u>Trail</u> (on signs on the trail)

## Document History

Version	User	Notes
v1.0c	J	A bit unaudited but will have to do as a first release. Clarified LIMITED DISTRIBUTION

J&P including our templates commonly use ISO-8601 international standard for date-time formatting. Also, the US use decimal-dot (.), and comma for thousands separation (e.g. 9,060.8), in contrast to most European countries that use decimal-comma (,) and space or dot for thousands (e.g. 9 060,8). In this document we are using the US style, decimal-dot.