

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13733 TRAIL CREEK PLACE

DALLAS, TX 75240



\$1,589,500



2,980 sqft



3 beds



4 baths

## DESCRIPTION

Experience premier luxury living at The Parks on Hillcrest, an exclusive enclave of just 17 architecturally distinct, custom-built residences, each with a unique floor plan. Ideally situated adjacent to Hillcrest Park and steps from Valley View Park, these transitional-modern townhomes offer a rare connection to protected green space in the heart of Dallas, along with direct access to the White Rock Hike & Bike Trail. Spanning approximately 2,800–3,735 square feet, each home showcases dramatic double-height ceilings, floor-to-ceiling glass, and expansive open-concept living, dining, and kitchen spaces that flow seamlessly to covered verandas, creating a refined indoor-outdoor lifestyle. Primary suites are thoughtfully positioned on the first, second, or third floor depending on homesite selection, allowing buyers to tailor privacy, accessibility, and lifestyle preferences. Each retreat features spa-inspired baths and generous walk-in closets. Additional highlights include private guest suites, skybridge overlooks, a glass-lined office, discreet laundry areas, attached garage, and integrated storage throughout. Conveniently located minutes from The Galleria, Medical City Dallas, and premier dining and entertainment. Optional features may include a private elevator, car lift, electric vehicle charging station, and swimming pool (availability varies by homesite and plan). Homes offered from \$1.4M.

**PROPERTY TYPE:** Residential - Townhouse

**MLS STATUS:** Active

**MLS:** 21153451

**YEAR BUILT:** 2026

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** The Parks on Hillcrest

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,980

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.08

**LOT SIZE (SQFT):** 3,619

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasWaterHeater
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorSingle</li><li>● Driveway</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● InsideEntrance</li><li>● KitchenLevel</li><li>● Lighted</li><li>● Oversized</li><li>● SideBySide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Cleared</li><li>● Greenbelt</li><li>● InteriorLot</li><li>● Landscaped</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Balcony</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● FiberCement</li><li>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Masonry</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● Elevator</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● SmartHome</li><li>● VaultedCeilings</li><li>● WiredForData</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● FireAlarm</li></ul>
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**LISTED BY:** Gary Tyner 

**COMMUNITY:**  
**PHONE:** 214.906.9129

● Sidewalks  
**BROKERED BY:** Keller Williams Realty-FM