

CENTURY 21[®]

Judge Fite Company



3945 SHADY HILL DRIVE

DALLAS, TX 75229



\$1,589,000



3,458 sqft



4 beds



4 baths

DESCRIPTION

Welcome to 3945 Shady Hill Drive, a masterfully renovated 3,458 sf residence in the heart of North Dallas, offering 4 bed and 3.5 interior baths with a seamless blend of timeless architecture and modern luxury. The expansive open-concept is perfect for entertaining, with a designer kitchen featuring custom cabinetry, premium appliances, and an oversized 10 foot island. 3945 Shady Hill Dr features a split layout with light oak hardwood and custom walnut built-ins throughout. The private courtyard with fire pit leads out into the spacious and serene backyard featuring a massive pool and spa, gazebo with outdoor kitchen, half bath, and outdoor shower. The primary suite is a true retreat with a spa-inspired bath, soaking tub, oversized shower, and custom walk-in closet. Secondary bedrooms are spacious and well-appointed, with ample living areas including a dining room, home office and media room. Situated in the sought-after private school corridor, coveted for its exceptional educational access to many of Dallas' most prestigious private schools including The Hockaday School, Jesuit College Preparatory School, St. Mark's School of Texas, and Greenhill School, Shady Hill is known for its mature trees, wide lots, and established charm, only minutes from many of the city's premier destinations. With quick access to the DNT, LBJ (I-635), and Central Expwy, residents enjoy upscale shopping and dining at Preston Hollow Village, luxury retail at Galleria Dallas and NorthPark Center, and premier private clubs and golf courses. The concentration of elite academic institutions is one of the primary reasons buyers consistently target this corridor. Families value the caliber of education and the convenience of short commutes to campus, strong community, and long-term stability driven by sustained school demand. 3945 Shady Hill Drive presents a rare opportunity to own a fully modernized home in one of North Dallas' most established and strategically located neighborhoods.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21183939

YEAR BUILT: 1970

COUNTY: Dallas

TRACT OR SUBDIVIION: Midway Hills

LIST DATE: 02/20/2026

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800.451.8055

AREA:

SQUARE FEET: 3,458

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.37

LOT SIZE (SQFT): 15,943

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- Masonry
- Outside

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- ConvectionOven
- Dishwasher
- ElectricRange
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- VentedExhaustFan
- WaterPurifier

WINDOWS:

- BayWindows
- Skylights

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AlleyAccess
- Covered
- DoorMulti
- DirectAccess
- DoorSingle
- Garage
- GarageDoorOpener
- InsideEntrance
- GarageFacesRear

ROOF TYPE:

- Composition

YARD/GROUNDS:

- CoveredCourtyard
- GasGrill
- OutdoorGrill
- OutdoorKitchen
- OutdoorShower
- FirePit

POOL TYPE:

- Cabana
- Heated
- InGround
- OutdoorPool
- Pool
- Private

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Full
- HighFence
- Privacy
- Wood

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- EatInKitchen
- KitchenIsland
- OpenFloorplan
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- CarbonMonoxideDetectors

LISTED BY: Philipp Askeroth 

PHONE: 917.609.3040

BROKERED BY: Compass RE Texas, LLC.