



**3531 ASBURY STREET**  
UNIVERSITY PARK, TX 75205



\$2,295,000



3,992 sqft



5 beds



6 baths

## DESCRIPTION

Seize the opportunity to be the first owner of this New Construction single-family attached home by well-known local builder J Gregory Homes. Enjoy entertaining in your spacious living area with fireplace, built-ins, and wet bar, open to the dining area and kitchen. Preparing meals will be a pleasure in your island kitchen, featuring a breakfast bar, gas range with electric double ovens, built-in refrigerator, and walk-in pantry, with glass doors overlooking the covered patio. A downstairs bedroom with ensuite bath can serve as a guest suite or your private home office. A powder bath, the rear foyer with coat storage, and a two-car attached garage complete the first level. Retreat upstairs to your primary bedroom suite and its luxurious bath with dual vanities, freestanding tub, separate double shower, and spacious closet with built-in drawers and shelves. Three additional bedrooms with ensuite baths and walk-in closets, a full-size laundry room, and a second living area with wet bar and full bath complete the upper levels. Enjoy a low maintenance lifestyle with all new amenities, walkable to SMU, Highland Park Middles School, 3 parks, and Snider Plaza & Hillcrest shopping and restaurants.

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

**MLS STATUS:** Active

**MLS:** 21184693

**YEAR BUILT:** 2026

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Wesley Place Replat

**LIST DATE:** 03/03/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,992

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 0.1

**LOT SIZE (SQFT):** 4,200

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Marble

### APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasWaterHeater
- Microwave
- SomeCommercialGrade
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Traditional</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● AlleyAccess</li><li>● CircularDriveway</li><li>● DoorSingle</li><li>● Driveway</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● KitchenLevel</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● NoBackyardGrass</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Block</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li><li>● Community</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Privacy</li><li>● Wood</li></ul>


## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</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>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● Firewalls</li><li>● FireSprinklerSystem</li><li>● SmokeDetectors</li><li>● SecurityLights</li></ul>
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### COMMUNITY:

**LISTED BY:** Anne Oliver   
● Park  
● Pool  
**PHONE:** 214.957.7689  
● Sidewalks

**BROKERED BY:** Allie Beth Allman & Assoc.