



## 315 REGAL LANE

IRVING, TX 75039



\$2,395,000



4,171 sqft



4 beds



6 baths

## DESCRIPTION

Welcome to 315 Regal Lane, a luxurious Modern Tudor-style residence nestled within the gated community of Avadene at Las Colinas in Irving, Texas. This newly constructed home offers 4 bedrooms and 6 bathrooms across 4,171 sf of meticulously designed living space. The open-concept downstairs floor plan seamlessly integrates the gourmet kitchen, dining, and spacious living areas, creating an ideal setting for both daily living and entertaining. The kitchen boasts ample storage, coffee bar, Thermador appliances, and full sized wine fridge. Expansive floor-to-ceiling windows and four La Cantina sliding glass doors invite abundant natural light, enhancing the home's airy & bright atmosphere. Make yourself comfortable in our primary bedroom and bathroom with its timeless finishes and sizable primary closet. The mud room showcases a space for your dog, with direct access to a private turfed side yard. Upstairs includes additional entertaining space featuring a wet bar and half bath, and 3 bedrooms with en-suite baths. Situated on a 0.25-ac corner lot, the property boasts a beautifully landscaped exterior, retaining wall with iron fence, outdoor kitchen & lounge, complemented by a 3-car garage. Avadene at Las Colinas is a new development with 73 homesites sitting on 22 peaceful acres. Its thoughtful amenities include walking paths, pickleball courts & a convenient mail center. At the corner of Las Colinas Blvd & La Villita Blvd, Avadene at Las Colinas has quick access to all area airports, Interstate 635, 114 and 161. Located nearby is Water Street development, Toyota Music Factory area, Las Colinas Country Club, The Nelson Golf & Sports Club & the master-planned Campion Trails. Avadene at Las Colinas is the creation of Mark Alexander, president of Alexander Hunt Distinct Homes and Alexander Homes Development Company. The architecture of each home is refreshingly unique — a sleek, clean-lined take on one of several desirable global styles, from historic to contemporary.

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

**MLS STATUS:** Active

**MLS:** 21191121

**YEAR BUILT:** 2024

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Avadene at Las Colinas

**LIST DATE:** 02/27/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,171

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 0.25

**LOT SIZE (SQFT):** 11,107

## INTERIOR FEATURES

### FIREPLACE:

- Other

### FLOOR COVERINGS:

- Hardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Concrete</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● CoveredCourtyard</li><li>● Courtyard</li><li>● Lighting</li><li>● OutdoorGrill</li><li>● OutdoorKitchen</li><li>● OutdoorLivingArea</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Rock</li><li>● Stone</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>● Combination</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Wood</li><li>● WroughtIron</li></ul>

## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● SmartHome</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● CarbonMonoxideDetectors</li><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

- CommunityMailbox
- Curbs
- Gated
- Sidewalks

**LISTED BY:** Michelle Daniel 

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**BROKERED BY:** Briggs Freeman Sothebys Intl