

CENTURY 21[®]

Judge Fite Company



13 DOWNS LAKE CIRCLE

DALLAS, TX 75230



\$2,999,000



8,319 sqft



5 beds



9 baths

DESCRIPTION

Nestled within in the prestigious gated community of the Downs of Hillcrest in Preston Hollow, this French stucco home was meticulously renovated in 2021 and offers a seamless floor plan that flows from room to room and indoors to out featuring high-end finishes and expansive living spaces. A dramatic entry sets the tone, flooded with natural light from floor-to-ceiling windows and soaring 20-ft ceilings that continue through the main entertaining areas. The expansive family room with marble fireplace and wet bar, along with an intimate seating area with its own fireplace and dining room, create a warm, welcoming environment for gatherings large and small. The gourmet eat-in kitchen is a centerpiece of the home, featuring a generous island and opening to a vaulted breakfast room with exposed beams, yet another marble fireplace, and an inviting keeping room-perfect for everyday living. The first-floor primary suite serves as a serene private retreat, offering a sitting area, spa-inspired bath with soaking tub and separate shower, walk-in closet, cedar storage, personal laundry, and an adjacent office. Direct access to the backyard makes stepping out to the pool and spa feel like an extension of the suite itself. An elevator connects to the second floor, where you'll find a beautifully designed office, a large game room with marble fireplace and second wet bar with seating, a balcony overlooking the pool, generous ensuite bedrooms with walk-in closets, plus guest quarters with a fully-equipped kitchen, living and dining area, ensuite bedroom, and ample storage. It is integrated into the main home, but can be closed off with a private street-level entrance. Set within a picturesque tree-lined community known for its ponds, walking paths, and charming cobblestone streets, this 8,000 square foot home offers both serenity and unparalleled convenience just minutes from Dallas' premier private schools, top-tier retailers, and an abundance of dining options.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21198819
YEAR BUILT: 1993
COUNTY: Dallas
TRACT OR SUBDIVIION: Downs-Hillcrest Ph 1a
LIST DATE: 03/26/2026

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800.451.8055

AREA:
SQUARE FEET: 8,319
TOTAL BEDS: 5
FULL BATHS: 7
HALF BATHS: 2
ACRES: 0.31
LOT SIZE (SQFT): 13,721

INTERIOR FEATURES

FIREPLACE:

- GasStarter

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Marble
- Wood

APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Detached	PARKING: ● CircularDriveway ● Covered ● Driveway ● EpoxyFlooring ● ElectricGate ● Enclosed ● Garage ● GarageDoorOpener ● Gated ● InsideEntrance ● KitchenLevel ● Other ● Oversized ● GarageFacesRear	LOT DESCRIPTION: ● CornerLot ● Landscaped ● Level ● ManyTrees ● Subdivision ● SprinklerSystem
ROOF TYPE: ● Slate	YARD/GROUNDS: ● Balcony ● Lighting ● OutdoorGrill ● OutdoorLivingArea ● RainGutters	SIDING: ● Stucco
POOL TYPE: ● InGround ● Pool	FOUNDATION: ● Slab	FENCING: ● Wood

UTILITIES

HEATING/COOLING: ● Central ● NaturalGas	UTILITIES: ● SewerAvailable ● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- Elevator
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleStaircases
- Pantry
- PanelingWainscoting
- NaturalWoodwork
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystem
- FireAlarm
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityGuard
- GatedWithGuard

COMMUNITY:

- Lake
- Park
- Sidewalks
- TrailsPaths
- Curbs
- Gated

LISTED BY: Michael Humphries 

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BROKERED BY: Allie Beth Allman & Assoc.