

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 17168 CLUB HILL DRIVE

DALLAS, TX 75248



\$4,500,000



7,480 sqft



3 beds



5 baths

## DESCRIPTION

WHY NOT ?? LIVE YOUR BEST LIFE TODAY !! This home has an architectural pedigree in a neighborhood with a strong reputation.. Luxury living is not confined to a single image-this home is a mixture of creative energy and a vibrant atmosphere. Be transported to another world by the outside spaces of cascading lawns - running streams - a peaceful pond and the always drop dead views of the 16th hole of the Preston Trail private golf course and Bent Tree Country Club- all belong to this address. If yearning for your own private retreat with an emphasis on wellness and self care - make this your sanctuary of inspired spaces - blended Southern spirit and charisma with BOLD traditional comforts. In recent years there have been over \$400,000 dollars spent on amenities and property improvements. Included in the list are : HVAC \$10,000 condenser & 5 ton Comfort 16 complete system \$22,544 ; Den furnace \$4,000 ; Sprinkler Drip installation and app controller \$11,000 ; Retaining walls in the stream \$126,000 ; Fountain in the pond \$10,000 ; Outside Kitchenette Barbecue with granite counter tops \$6500 ; refinished wood floors in major areas \$24,000 ; Karastan carpeting \$13,000 ; Tankless water heater \$6500 ; Powder Bath \$8500 ; the list continues and is available - The unique stunning architecture has been designed using the highest quality of materials. The flow between the inside and outside is an intentional design. All rooms branch from the central great room and dining room with a 40 foot long hall with soaring glass walls. IF needed -3 master suites- perfect for a multigenerational footprint - 6 living areas - massive storage and custom closets - outside living rooms - a beautiful china display butlers pantry - furniture grade bookcases and cabinetry - sun filled gathering rooms - exercise areas - viewing and relaxing reading and outside eating balconies - all make up this signature magical beautiful home. Do not miss this once in a generation ownership opportunity.

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

**MLS STATUS:** Active

**MLS:** 21213976

**YEAR BUILT:** 1984

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Bent Tree Royal Ph 03 Rep

**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 7,480

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 2

**ACRES:** 0.72

**LOT SIZE (SQFT):** 31,493

## INTERIOR FEATURES

### FIREPLACE:

- Bedroom
- Den
- DiningRoom
- FamilyRoom
- Gas
- GasLog
- GasStarter
- GreatRoom
- LivingRoom
- PrimaryBedroom
- RaisedHearth
- WoodBurning
- RecreationRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Marble
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- VentedExhaustFan
- WarmingDrawer
- WineCooler

### WINDOWS:

- BayWindows
- WindowCoverings

## EXTERIOR FEATURES

### STYLE:

- Colonial
- English
- Tudor
- Traditional
- Detached

### PARKING:

- AdditionalParking
- Assigned
- CircularDriveway
- Concrete
- Covered
- DirectAccess
- DoorSingle
- Deeded
- Driveway
- GarageFacesFront
- Garage
- GolfCartGarage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- Oversized
- Paved
- ParkingPad
- Private

### LOT DESCRIPTION:

- Acreage
- BackYard
- BacksToGreenbeltPark
- Greenbelt
- IrregularLot
- Lawn
- Landscaped
- NativePlants
- OnGolfCourse
- PondOnLot
- RollingSlope
- ManyTrees
- Subdivision
- Sloped
- SprinklerSystem
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- BuiltInBarbecue
- Balcony
- Barbecue
- CoveredCourtyard
- Courtyard
- DogRun
- Garden
- GasGrill
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- PrivateEntrance
- PrivateYard

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Other
- PillarPostPier

### FENCING:

- Metal
- Perimeter
- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- Fireplaces
- Gas
- NaturalGas
- Zoned

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - OverheadUtilities
  - PhoneAvailable
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- CedarClosets
- Chandelier
- CathedralCeilings
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- Loft
- MultipleMasterSuites
- OpenFloorplan
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- NaturalWoodwork

### SECURITY FEATURES:

- SecuritySystemOwned
- SecuritySystem
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Curbs
  - Sidewalks
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**LISTED BY:** Dona Timm 

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**BROKERED BY:** Coldwell Banker Realty Plano