

# CENTURY 21

Judge Fite Company

## 1 ST. JAMES

SUNNYVALE, TX 75182



\$2,599,000



6,200 sqft



5 beds



6 baths

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## DESCRIPTION

Nestled in the luxury community of St James Park, Atrium Fine Homes presents their latest design + build residence. Sized at over 6,200 AC Sqft, this one story home is defined by natural light, open layout, architectural features throughout, and great for entertaining. The 2 acre site plan offers fully usable outdoor spaces, taking advantage of the beautiful tree surround and a connected guest quarters located by the oversized motor court, which can be used for multipurpose activities. The curated interior is inspired with thoughtful attention to the floor plan layout, along with meticulously appointed finish outs. Key features: 5 bedrooms, 3 living areas, office, kitchen with 2 islands, exercise room, attached guest quarters, 5 car garage, large rear outdoor living space.

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

**MLS STATUS:** Active

**MLS:** 21104219

**YEAR BUILT:** 2026

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Saint James Park

**LIST DATE:** 11/10/2025

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 6,200

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 1

**ACRES:** 2.04

**LOT SIZE (SQFT):** 88,758

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GreatRoom
- Outside

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Marble
- Tile

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- ConvectionOven
- Dishwasher
- ElectricOven
- GasRange
- Microwave
- PlumbedForGas
- Refrigerator

## EXTERIOR FEATURES

### STYLE:

- Farmhouse
- Modern
- Detached

### PARKING:

- Concrete
- Driveway
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- Acreage
- CornerLot
- Subdivision
- FewTrees

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Lighting
- OutdoorGrill
- OutdoorKitchen
- RainGutters

### SIDING:

- Brick
- StoneVeneer
- Stucco

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier
- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- KitchenIsland
- WiredForData
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireSprinklerSystem
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Curbs
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**LISTED BY:** Christine Koshy 

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**BROKERED BY:** Atrium Realty Group