

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4414 ABBOTT AVENUE

DALLAS, TX 75205



\$2,749,000



3,716 sqft



3 beds



4 baths

## DESCRIPTION

Experience luxury living in this exquisite contemporary townhome perfectly situated in the heart of Dallas, Texas. This three-bedroom, four-bathroom residence offers an unparalleled urban lifestyle, just steps away from the renowned KATY TRAIL, ideal for outdoor enthusiasts seeking a vibrant yet tranquil neighborhood. With three levels of meticulously crafted indoor and outdoor spaces, every detail of this home exudes sophistication and modern elegance. The open-concept design showcases a seamless flow between living spaces, enriched by natural light pouring in through expansive windows. At the heart of this home lies the chef's kitchen, a culinary dream featuring a premium gas range, elegant quartz countertops, and ample storage, promising both functionality and style for entertaining and everyday use. The home features a grand, luxurious primary suite that is a true retreat. Indulge in the spa-like amenities of the expansive ensuite bathroom, complete with a soothing soaker tub and a separate shower, ensuring a private sanctuary to unwind and recharge. This property boasts a unique offering of three patios, each strategically positioned across the three levels to provide over 1,200 sq ft of private outdoor living space including an extra large front yard with plenty of space for the kids or pet. These serene settings are perfect for both relaxation and entertainment and culminate in an impressive grand rooftop deck, offering stunning views and the ultimate urban escape. Enhancing convenience and accessibility, the home includes a private elevator, effortlessly connecting each floor, a two car garage AND two private parking spaces up front. Don't miss the opportunity to own a piece of luxury in this sought-after location. Contact the listing agent today to schedule your private showing and explore the sophisticated lifestyle this Dallas gem has to offer.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21191732  
**YEAR BUILT:** 2023  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Northern Heights  
**LIST DATE:** 02/26/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,716  
**TOTAL BEDS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 0.15  
**LOT SIZE (SQFT):** 6,534

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Gas
- LivingRoom

### FLOOR COVERINGS:

- CeramicTile
- Hardwood

### APPLIANCES:

- BuiltInGasRange
- Microwave
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- EpoxyFlooring
- Garage

### YARD/GROUNDS:

- OutdoorGrill

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- FrontYard
- Privacy
- Wood

## UTILITIES

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
  - SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
  - EatInKitchen
  - Elevator
  - KitchenIsland
  - OpenFloorplan
  - Pantry
  - CableTv
  - WalkInClosets
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**LISTED BY:** pamela Franklin 

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**BROKERED BY:** Coldwell Banker Apex, REALTORS