

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13 DOWNS LAKE CIRCLE

DALLAS, TX 75230



\$2,999,000



8,319 sqft



5 beds



9 baths

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## 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

**CENTURY 21**

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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

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## 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
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