



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: 04/17/2026

CENTURY 21

Judge Fite Company

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

UTILITIES

HEATING/COOLING:

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

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - NaturalGasAvailable
 - OverheadUtilities
 - PhoneAvailable
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
-

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