

CENTURY 21

Judge Fite Company



11040 TIBBS STREET

DALLAS, TX 75230



\$3,295,000



5,696 sqft



6 beds



6 baths

DESCRIPTION

Recently transformed by an approximately \$1M total remodel, this Preston Hollow residence showcases exceptional designer finishes and thoughtful upgrades throughout. Interiors were extensively renovated circa 2025 by renowned builder Ellen Grasso, complemented by a complete pool overhaul featuring new surfacing, updated tile, a spa addition, tranquil water features, and a resistance swim jet - creating a true private resort experience. Set on a large, quiet corner lot and framed by mature specimen trees, the property backs directly to the Northaven Trail, offering immediate access for walking and cycling all the way to White Rock Lake - an exceptional blend of privacy and connectivity. Designed for both grand entertaining and effortless daily living, the light-filled open floor plan features soaring ceilings, expansive windows, and seamless indoor-outdoor flow. The open kitchen and living area overlook a covered terrace, a beautifully landscaped backyard, and the remodeled pool, spa, and putting green. The gourmet kitchen is a chef's dream with a 9-burner Wolf range, dual dishwashers, an oversized island, and an extraordinary walk-in pantry. The main-level primary suite offers a spacious sitting area and spa-inspired bath with steam shower, soaking tub, dual vanities, and a custom walk-in closet with washer-dryer connections. A downstairs guest suite provides comfort for visitors, while four additional ensuite bedrooms upstairs - all with designer finished bathrooms - offer flexibility for office, fitness, or media space, along with a large game room. A circular drive leads to both a two-car and separate one-car garage. A timeless stone façade ensures enduring curb appeal, pairing classic architecture with today's most desirable modern updates. Ideally located in the heart of Preston Hollow, this updated home at a compelling price is just minutes from top private schools, along with premier shopping and dining destinations.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21225952

YEAR BUILT: 2008

COUNTY: Dallas

TRACT OR SUBDIVIION: ROYAL CREST

LIST DATE: 04/03/2026

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800.451.8055

AREA:

SQUARE FEET: 5,696

TOTAL BEDS: 6

FULL BATHS: 5

HALF BATHS: 1

ACRES: 0.39

LOT SIZE (SQFT): 16,818

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- LivingRoom
- Outside

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- Disposal
- Microwave
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● FrenchProvincial● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● CircularDriveway● Driveway● Enclosed● Garage● GarageDoorOpener● KitchenLevel● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● CornerLot● Landscaped● Level● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● FirePit● OutdoorLivingArea	SIDING: <ul style="list-style-type: none">● Rock● Stone
POOL TYPE: <ul style="list-style-type: none">● InGround● Pool● PoolSpaCombo	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas● Zoned	UTILITIES: <ul style="list-style-type: none">● SewerAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DryBar● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets

COMMUNITY: <ul style="list-style-type: none">● PuttingGreen
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LISTED BY: Ryan Streiff 

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BROKERED BY: Dave Perry Miller Real Estate