

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3009 HANOVER STREET

UNIVERSITY PARK, TX 75225



\$3,775,000



5,171 sqft



5 beds



6 baths

## DESCRIPTION

Nestled in the heart of University Park, this Cape Cod cottage offers a rare blend of coastal charm with gracious room sizes, dual primary bedroom suites, and modern amenities. Situated on an expansive 70x160 landscaped lot within coveted HPIISD, this 5,171 square-foot home, completely renovated and reimagined in 2018 by builder Wes McKenzie, represents the pinnacle of Park Cities living. The heart of the home is the expansive family room with soaring, vaulted ceilings, fireplace, built-ins, and wet bar. The chef-inspired kitchen is anchored by the Island with the statement-making polished Celedon Quartzite countertop, and Thermador Professional appliances: 6 burner range, griddle, and double oven, built-in coffee maker, 54" refrigerator, warming drawer, and ice maker. The butler's pantry leads to the gracious formal dining with picture windows and crown moulding. The five ensuite bedrooms are uniquely configured for flexibility and multi-functionality. The home features a downstairs primary suite and spa bath with soaking tub, separate shower, his and her Leathered Taj Mahal vanities, mosaic marble inlaid flooring, and large walk-in closet. A second downstairs bedroom features a gorgeous built-in Murphy bed. Upstairs, you'll find a second primary suite with dual marble vanities, garden tub, shower and walk-in closet. Two additional upstairs bedrooms, all featuring updated, ensuite baths and walk-in closets. The back upstairs bedroom could easily be a gameroom, gym, or teen's bedroom suite. Step outside to a resort-style retreat added in 2018, including a self-cleaning pool and spa by Premier Pools, and an integrated outdoor kitchen. Also added in 2018 is a circular driveway and attached two-car garage in back. Walk the tree-lined streets to nearby parks, enjoy dining and shopping at Snider Plaza, and benefit from the security and prestige of one of Dallas's most sought-after neighborhoods. Don't miss your chance to experience this coastal-inspired gem.

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

**MLS STATUS:** Active

**MLS:** 21228448

**YEAR BUILT:** 1937

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Caruth Hills Add Sec 01

**LIST DATE:** 04/14/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 5,171

**TOTAL BEDS:** 5

**FULL BATHS:** 6

**HALF BATHS:** 0

**ACRES:** 0.26

**LOT SIZE (SQFT):** 11,194

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Wood

### APPLIANCES:

- BuiltInGasRange
- BuiltInCoffeeMaker
- BuiltInRefrigerator
- Dryer
- Dishwasher
- IceMaker
- Microwave
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● CircularDriveway</li><li>● DoorMulti</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● GasGrill</li><li>● OutdoorGrill</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Stucco</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gunit</li><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● PoolSweep</li><li>● PoolSpaCombo</li><li>● Community</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Wood</li></ul>

## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Loft</li><li>● MultipleMasterSuites</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● FireSprinklerSystem</li></ul>
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**LISTED BY:** Jennifer LeLash 

**PHONE:** 214.701.5035

**COMMUNITY:**

**BROKERED BY:** Briggs Freeman Sotheby's Int'l

- Pool