



# 4009 ARMSTRONG AVENUE

HIGHLAND PARK, TX 75205



\$12,700,000



8,331 sqft



5 beds



7 baths

## DESCRIPTION

Majestic trees tower over more than one & a half acres of green space & an estate that marks entry to the Town of Highland Park. For the first time in over a century, this coveted setting next to legendary Turtle Creek and Hackberry Creek is offered on the residential market. Traditional in appeal, the 8,331 square foot home hallmark is the custom wrought iron balustrade, framing the front entry and veranda. The paneled kitchen is equipped as an estate should be. Luxury living continues on the second level, also reached by elevator. Master suite has his & hers master baths w jet tub, walk in showers, makeup area & room-size closets plus access to the upstairs balcony overlooking the expansive grounds.

**PROPERTY TYPE:** Residential - Single Family

**MLS STATUS:** Active

**MLS:** 13717628

**YEAR BUILT:** 1941

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Armstrong

**LIST DATE:** 11/07/2017

## CENTURY 21

Judge Fite Company

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**AREA:** UNIVERSITY PARK/HIGHLAND PARK AREA (25)

**SQUARE FEET:** 8,331

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 2

**ACRES:** 1.62

**LOT SIZE (SQFT):** 70,567

## INTERIOR FEATURES

### KITCHEN:

- Built-in Microwave
- Built-in Refrigerator/Freezer
- Cooktop - Gas
- Dishwasher
- Disposal
- Double Oven
- Dual Dishwashers
- Oven-Electric
- Warmer Oven Drawer
- Water Line to Refrigerator

### FIREPLACE:

- Gas Logs
- Gas Starter

### FLOOR COVERINGS:

- Carpet
- Ceramic Tile
- Wood

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## EXTERIOR FEATURES

### STYLE:

- Traditional

### PARKING:

- Attached
- Covered
- Side

### LOT DESCRIPTION:

- Acreage
- Corner
- Creek
- Interior Lot
- Landscaped
- Lrg. Backyard Grass
- Some Trees

### ROOF TYPE:

- Other

### YARD/GROUNDS:

- Balcony
- Patio Covered
- Sprinkler System

### SIDING:

- Frame/Brick Trim

### POOL TYPE:

### FOUNDATION:

- Pier & Beam

### FENCING:

- Brick

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## UTILITIES

### HEATING/COOLING:

- Central Air-Elec
- Central Heat-Gas

### UTILITIES:

- City Sewer
- City Water

### UTILITIES:

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## ADDITIONAL PROPERTY DETAILS

**# OF STORIES:** 2

**LISTING AGENT:** Allie Beth Allman

**# OF ROOMS:** 14

**CO-LISTING AGENT:** Christine Mckenny

**HOA:** None

**BROKER:** Allie Beth Allman & Assoc.

### AMENITIES:

- Elevator
- Multiple Staircases
- Plantation Shutters
- Window Coverings

### SECURITY FEATURES:

- Burglar
- Fire/Smoke
- Monitored

### ENERGY FEATURES: