



3605 MCFARLIN BOULEVARD
UNIVERSITY PARK, TX 75205



\$2,099,000



3,492 sqft



5 beds



5 baths

DESCRIPTION

Look forward to being the first owner of this New Construction single-family attached home by well-known builder J Gregory Homes. Enjoy entertaining in your spacious living room with fireplace and wet bar, open to the dining area & kitchen, with glass doors out to the turfed side yard. Preparing meals will be a pleasure in your large island kitchen, featuring a breakfast bar, gas range with double electric ovens, built-in refrigerator, & walk-in pantry. The downstairs bedroom with ensuite bath serves as a guest suite or your private home office. Retreat upstairs to your primary bedroom suite and luxurious bath with dual vanities, freestanding tub, separate double shower, plus abundant closet space with built-in drawers & shelves. Three additional bedrooms with walk-in closets, two baths, and a full-size laundry room complete your second level. Your third level offers a multi-purpose game room or living area with wet bar plus a full bath. Enjoy a low maintenance lifestyle with all new amenities in a prime University Park location, walkable to SMU, Highland Park Middle School, Williams Park, Centennial Park, Curtis Park & pool, and Snider Plaza shopping & dining!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21011477

YEAR BUILT: 2025

COUNTY: Dallas

TRACT OR SUBDIVISION: Vanderbilt Place

LIST DATE: 07/30/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,492

TOTAL BEDS: 5

FULL BATHS: 5

HALF BATHS: 0

ACRES: 0.16

LOT SIZE (SQFT): 7,013

INTERIOR FEATURES

FIREPLACE:

- GasLog
- LivingRoom

FLOOR COVERINGS:

- CeramicTile
- Hardwood
- Marble

APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- SomeCommercialGrade
- VentedExhaustFan
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● ContemporaryModern● Traditional	PARKING: <ul style="list-style-type: none">● AdditionalParking● AlleyAccess● CircularDriveway● DoorSingle● Driveway● EpoxyFlooring● KitchenLevel● GarageFacesRear	LOT DESCRIPTION: <ul style="list-style-type: none">● InteriorLot● Landscaped● NoBackyardGrass● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None● Community	FOUNDATION: <ul style="list-style-type: none">● Combination● PillarPostPier● Slab	FENCING: <ul style="list-style-type: none">● Privacy● Wood


UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● WetBar● DecorativeDesignerLightingFixtures● DoubleVanity● HighSpeedInternet● InLawFloorplan● KitchenIsland● OpenFloorplan● Pantry● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystemOwned● SecuritySystem● CarbonMonoxideDetectors● FireAlarm● Firewalls● FireSprinklerSystem● SmokeDetectors● SecurityLights
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COMMUNITY:

LISTED BY: Anne Oliver 
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BROKERED BY: Allie Beth Allman & Assoc.