

CENTURY 21[®]

Judge Fite Company



1404 SYLVAN AVENUE

DALLAS, TX 75208



\$1,375,000



4,460 sqft



4 beds



5 baths

DESCRIPTION

Set on a rare 0.406-acre lot in coveted Kessler Park, this 4,460 sq ft custom residence elevates everyday living with refined interiors and a true backyard oasis featuring a sparkling pool, elevated spa, lush mature landscaping, and multiple lounge and dining zones, all complemented by an expansive balcony capturing serene treetop views for seamless indoor-outdoor entertaining. A circular drive welcomes you to light-filled living and dining spaces with custom built-ins, decorative lighting, and two fireplaces, while the gourmet kitchen impresses with upgraded Sub-Zero appliances, a built-in gas range, a large island, breakfast bar, pantry, and a dedicated wine cellar—perfect for hosting. The main-level primary suite is a tranquil retreat with a cozy fireplace, dual sinks, a spa-inspired bath, and a generous walk-in closet; three additional bedrooms offer excellent scale for guests or family, and a dedicated office with cabinetry plus a spacious media room and an upstairs second living area provide flexible zones for work, study, and play. Notable upgrades include enhanced lighting, flooring, landscaping, and a brand-new roof, giving peace of mind, along with smart home capability and upgraded garage features. The garage is split between an attached two-car garage and a separate single-car garage, with additional oversized parking available on the circular driveway. Minutes to Bishop Arts, Stevens Park Golf Course, Trinity Groves, the Design District, and Downtown, this move-in-ready home blends sophistication, convenience, and resort-style living in one of Dallas's most desirable neighborhoods.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21099331

YEAR BUILT: 2004

COUNTY: Dallas

TRACT OR SUBDIVISION: Guggenheim Acres

LIST DATE: 10/29/2025

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800.451.8055

AREA:

SQUARE FEET: 4,460

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.41

LOT SIZE (SQFT): 17,685

INTERIOR FEATURES

FIREPLACE:

- Bedroom
- Bath
- Gas
- GlassDoors
- GasLog
- GasStarter
- LivingRoom

FLOOR COVERINGS:

- EngineeredHardwood
- Hardwood
- Tile

APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInCoffeeMaker
- DoubleOven
- Dishwasher
- ElectricWaterHeater
- GasCooktop
- Disposal
- GasOven
- GasRange
- IceMaker
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- VentedExhaustFan
- WineCooler

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- ContemporaryModern
- Traditional
- Detached

PARKING:

- AdditionalParking
- CircularDriveway
- DoorMulti
- DoorSingle
- Driveway
- EpoxyFlooring
- Garage
- GarageDoorOpener
- InsideEntrance
- Lighted
- Oversized
- PorteCochere
- SideBySide

LOT DESCRIPTION:

- BackYard
- Lawn
- Landscaped
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Shingle

YARD/GROUNDS:

- Balcony
- Garden
- Lighting

SIDING:

- Brick
- Frame
- Concrete
- WoodSiding

POOL TYPE:

- Fenced
- Gunitite
- InGround
- OutdoorPool
- Pool
- Private
- PoolSweep
- PoolSpaCombo
- Waterfall
- WaterFeature

FOUNDATION:

- Slab

FENCING:

- Fenced
- HighFence
- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarQualifiedEquipment
- Fireplaces
- Zoned

UTILITIES:

- NaturalGasAvailable
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- CedarClosets
- CathedralCeilings
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- NaturalWoodwork
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors

COMMUNITY:

- Curbs
 - Sidewalks
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LISTED BY: Zach Mrusek 

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BROKERED BY: Compass RE Texas, LLC.