

CENTURY 21[®]

Judge Fite Company



12 ROYAL WAY

DALLAS, TX 75229



\$2,287,000



5,343 sqft



4 beds



5 baths

DESCRIPTION

This architecturally significant residence, custom designed by acclaimed architect Bill Booziotis in the late 1970s, offers timeless sophistication, exceptional privacy, and gallery-style living. Ideal for art collectors, the home features museum-quality lighting, expansive display walls, and abundant natural light. Floor-to-ceiling windows anchor the grand living room and extend through the dining area and hallway, while a custom sculptural iron fence enhances privacy with striking architectural presence. All four bedrooms are upstairs, including a primary suite with dual baths and balcony access overlooking a serene private courtyard with seating and an in-ground water feature. A secondary bedroom also opens to a balcony. A richly appointed den with built-ins and wet bar adds flexibility for entertaining. The kitchen includes recently replaced appliances, and the sunlit breakfast room can serve as a fifth bedroom, office, or studio with adjacent full bath. Additional highlights include architectural lighting, a three-car garage with EV outlet, a heated and cooled dedicated gym, and a 60 kW whole-home generator. Located at 12 Royal Way in a private, limited-access enclave with community pool and tennis court, offering convenient access to the Dallas North Tollway, Love Field, and premier shopping and dining. Seller has two options-proposals to add an elevator.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21175804

YEAR BUILT: 1978

COUNTY: Dallas

TRACT OR SUBDIVIION: Fifty Seven Hundred Royal

LIST DATE: 02/14/2026

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800.451.8055

AREA:

SQUARE FEET: 5,343

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.18

LOT SIZE (SQFT): 7,840

INTERIOR FEATURES

FIREPLACE:

- GasLog

FLOOR COVERINGS:

- Hardwood
- Travertine

APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Microwave
- PlumbedForGas
- Refrigerator
- WineCooler

WINDOWS:

- Skylights
- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● ContemporaryModern● MidCenturyModern● Detached	PARKING: <ul style="list-style-type: none">● Driveway● EpoxyFlooring● ElectricVehicleChargingStations● Oversized● PaverBlock	LOT DESCRIPTION: <ul style="list-style-type: none">● NoBackyardGrass● Subdivision● SprinklerSystem● ZeroLotLine
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Balcony● Courtyard● 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">● PillarPostPier● Slab	FENCING: <ul style="list-style-type: none">● Brick

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● 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">● WetBar● BuiltInFeatures● DecorativeDesignerLightingFixtures● GraniteCounters● HighSpeedInternet● KitchenIsland● CableTv● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● SmokeDetectors
COMMUNITY: <ul style="list-style-type: none">● Pool● TennisCourts● Curbs● Sidewalks	

LISTED BY: Sylvia Scott 

BROKERED BY: Briggs Freeman Sotheby's Int'l