



**3917 MARQUETTE STREET**  
UNIVERSITY PARK, TX 75225



\$5,195,000



7,122 sqft



5 beds



7 baths

## DESCRIPTION

Located in the coveted Fairway of University Park and two block walk to Hyer Elementary and Smith Park, this exceptional 7,122-square-foot residence renovated by Nickey Oates in 2023, blends timeless architecture with thoughtful modern updates. The home offers five ensuite bedrooms, five full baths, and two half baths, designed for both refined entertaining and comfortable everyday living. A gracious entry leads to formal living with gas fireplace, and dining room, a well-appointed private study with gas fireplace and built-ins, wet bar with sonic ice maker, and a warm family room with wood-beamed ceilings and a gas fireplace. The expansive great room with gas fireplace opens to gallery with a built-in Wolf grill and drink refrigerator, creating effortless indoor-outdoor living. The chef's kitchen is beautifully appointed with Sub-Zero refrigerator and freezer, Thermador six-burner cooktop with grill, Wolf double ovens, warming drawer, Bosch and Cove dishwashers, a large center island, and a spacious walk-in pantry with wine refrigeration. A bright breakfast area connects seamlessly to the family room and great room, two downstairs powder baths, and access to the three-car garage. The upstairs primary suite offers a luxurious escape with two sitting areas, a gas fireplace, built-ins, and iron French doors overlooking the backyard. The renovated marble bath features dual vanities, soaking tub, oversized shower with dual heads, and two walk-in closets. Four additional ensuite bedrooms, a spacious game room with wet bar, and an office area with built-in desks complete the second floor. Outdoors, the backyard retreat features a heated pool with water feature, turfed yard, and an electric rolling gate leading to the three-car garage with epoxy flooring and built-in storage. A circular driveway enhances both curb appeal and convenience. This home blends timeless design with modern amenities in one of University Park's most sought-after locations.

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

**MLS STATUS:** Pending

**MLS:** 21196359

**YEAR BUILT:** 1999

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** University Heights Add Sec 05

**LIST DATE:** 03/05/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 7,122

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 2

**ACRES:** 0.27

**LOT SIZE (SQFT):** 11,848

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Gas
- GasStarter
- GreatRoom
- Library
- LivingRoom
- PrimaryBedroom

### FLOOR COVERINGS:

- Hardwood
- Tile

### APPLIANCES:

- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WarmingDrawer

### WINDOWS:

- WindowCoverings

### 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>● AlleyAccess</li><li>● CircularDriveway</li><li>● ElectricGate</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● KitchenLevel</li><li>● GarageFacesRear</li><li>● OnStreet</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Frame</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● WaterFeature</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>● 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>● CedarClosets</li><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● KitchenIsland</li><li>● MultipleStaircases</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● FireAlarm</li></ul>
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<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Curbs</li><li>● Sidewalks</li></ul>
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**LISTED BY:** Amy Detwiler 

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**BROKERED BY:** Compass RE Texas, LLC.