

CENTURY 21[®]

Judge Fite Company



4406 ESTUARY CIRCLE

GARLAND, TX 75043



\$720,000



4,194 sqft



5 beds



4 baths

DESCRIPTION

Discover exceptional quality and thoughtful design in this 2023-built First Texas home, perfectly positioned on a premium cul-de-sac lot in Garland's sought-after Herons Bay Estates. Just moments from Lake Ray Hubbard, this 5-bedroom, 4 bathroom residence sits on an oversized 0.34-acre lot, offering a rare sense of privacy with a protected preserve area on the street. The interior impresses with a dramatic winding staircase, soaring 18-foot ceiling, and an open-concept living space ideal for modern living and entertaining. The main level features a luxurious primary suite with an upgraded oversized shower, dual vanities, and a spacious closet. A dedicated home office and a convenient full hall bathroom on the first floor provides valuable flexibility. Upgrades abound in this meticulously planned home. The gourmet kitchen is the heart of the home, while the upstairs media room, complete with a theatre system that conveys with the property, is perfect for cinematic experiences. The owner's thoughtful additions include a whole-house salt water system, a tankless water heater, central vacuum, and pre-wired speakers throughout the interior and extending to the covered patio. (see owners addition feature sheet in MLS) The expansive backyard offers a private canvas for a future pool or outdoor oasis. This home's functionality is completed by the highly desirable third-car garage—an upgrade from the builder's original plan. Located within the Garland ISD with easy access to major highways, shopping, and dining, this home offers a truly turn-key lifestyle.

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21197761
YEAR BUILT: 2023
COUNTY: Dallas
TRACT OR SUBDIVIION: Herons Bay Estates 3
LIST DATE: 03/27/2026

AREA:
SQUARE FEET: 4,194
TOTAL BEDS: 5
FULL BATHS: 4
HALF BATHS: 0
ACRES: 0.34
LOT SIZE (SQFT): 14,810

INTERIOR FEATURES

KITCHEN:

- HomeTheater
- Negotiable

FIREPLACE:

- BlowerFan
- Decorative
- Electric

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- WaterSoftener
- TanklessWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● Traditional ● Detached	PARKING: ● Concrete ● Driveway ● GarageFacesFront ● Garage ● GarageDoorOpener ● InsideEntrance	LOT DESCRIPTION: ● CulDeSac ● Greenbelt ● InteriorLot ● FewTrees
SIDING: ● Brick	POOL TYPE: ● None	FOUNDATION: ● Slab
FENCING: ● Wood		

UTILITIES

HEATING/COOLING: ● Central ● NaturalGas	UTILITIES: ● SewerAvailable ● WaterAvailable ● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: ● CentralVacuum ● DoubleVanity ● HighSpeedInternet ● KitchenIsland ● OpenFloorplan ● Pantry ● CableTv ● WalkInClosets ● WiredForSound

LISTED BY: Benetta Robbins 

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