



**1616 PROMONTORY DRIVE**  
CEDAR HILL, TX 75104



\$1,595,000



6,425 sqft



4 beds



6 baths

## DESCRIPTION

Experience the pinnacle of luxury living in this immaculate custom estate, perfectly situated in a gated community with panoramic views of Joe Pool Lake and the DFW skyline from the stunning third-story balcony. This one-of-a-kind residence maintained by its original owners is masterfully designed for both grand entertaining and everyday comfort. A circle drive and a stunning brick and stone elevation lead to a grand entry showcasing a dramatic staircase and a formal dining room crowned by a showstopping chandelier and elegant wainscoting. The chef's kitchen is a true masterpiece, featuring a large island, wrap-around breakfast bar, granite countertops, two sinks, stainless steel appliances, an abundance of cabinetry & a WI pantry w-an adjacent coffee bar. The living room features a wet bar, perfect for effortless entertaining. A private study with coffered ceilings and rich wood paneling provides the ideal space for work or reflection. The massive primary suite is a serene retreat with a cozy fireplace, sitting area, coffee bar, spa-like bath with a walk-in shower, and French doors opening to an oversized patio overlooking the tranquil, tree-lined property. New HVAC downstairs & the upstairs unit is under a year old! The second floor offers an impressive media and game room with a wet bar, reading nook, and pool table area, while the third floor presents a flexible living or entertainment space with a balcony showcasing breathtaking lake views. Each bedroom features a private ensuite bath, ensuring comfort and privacy for all. Additional highlights include four living areas, two fireplaces, two staircases, a designated game room, elevator shaft prepped for a lift, and a driveway perfect for a sport court. The expansive double patios provide the perfect backdrop for entertaining or relaxing in complete seclusion on over two acres surrounded by mature trees. This home is a true masterpiece, crafted for those who desire sophistication, privacy, and unparalleled views.

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

**MLS STATUS:** Active

**MLS:** 21204759

**YEAR BUILT:** 2003

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Promontory

**LIST DATE:** 03/26/2026

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:**

**SQUARE FEET:** 6,425

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 2

**ACRES:** 1.91

**LOT SIZE (SQFT):** 83,286

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- FamilyRoom
- Gas
- GasLog
- GasStarter
- LivingRoom
- Masonry
- PrimaryBedroom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Tile
- Wood

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- IceMaker
- Microwave
- PlumbedForGas
- Refrigerator
- TrashCompactor
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- CircularDriveway
- Concrete
- Covered
- DoorMulti
- DirectAccess
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- Oversized
- Private
- GarageFacesRear
- Secured
- Storage

### LOT DESCRIPTION:

- Acreage
- BackYard
- Greenbelt
- InteriorLot
- IrregularLot
- Lawn
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Balcony
- Lighting
- PrivateYard
- RainGutters

### SIDING:

- Brick
- Rock
- Stone
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- Propane

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - Propane
  - PhoneAvailable
  - SepticAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- MultipleStaircases
- OpenFloorplan
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- Prewired
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- FireSprinklerSystem
- SecurityGate
- GatedCommunity
- SmokeDetectors
- SecurityLights

### COMMUNITY:

- Fishing
  - Lake
  - TrailsPaths
  - Gated
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**LISTED BY:** Michael Hershenberg 

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**BROKERED BY:** Real Broker, LLC