

# CENTURY 21<sup>®</sup>

Judge Fite Company



**3503 EDGEWATER STREET**  
DALLAS, TX 75205



\$3,595,000



3,605 sqft



3 beds



4 baths

## DESCRIPTION

One of the finest properties on the Katy Trail, this Cunningham Architects design offers everything the discerning buyer would want. One of two free standing custom treehouses with over 50 feet of wooded frontage along the trail, the gated property offers unique privacy and access in one the city's most dynamic pedestrian friendly corridors. Adjacent to Knox Street, Highland Park and Turtle Creek, and landscaped by Hocker Design, 3503 checks all the boxes for a sophisticated low maintenance, lock and leave lifestyle. On a pier and beam foundation and with a standing seam metal roof, the finest materials were chosen including wide plank white oak flooring, rift cut oak millwork and top-of-the-line appliances such as Sub Zero & Wolf. On three spacious levels, each with elevator access, the first floor has an elegant entry, a guest suite with an ensuite bath and an open living area viewing a garden. The second level is all generous living space with filtered light streaming from all directions through the lushly planted setting. A living room sized balcony overlooks the Katy Trail. Ceilings are tall and windows are large to take in the beauty and the privacy of the property's wooded surroundings. A sculpturally detailed, see-through, oak framed staircase divides the living area from the dining room and kitchen. The kitchen has all the bells and whistles, including an island for dining, and a walk-in pantry. The kitchen is finished with Quartzite countertops and opens to a balcony for outdoor grilling. On the third floor is the primary bedroom suite with wonderful vistas of the Trail. The primary bath has a separate tub and shower, and oak finished storage and closet space. The home's third bedroom is also on this level and has its own ensuite bath.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21227521  
**YEAR BUILT:** 2021  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Northern Heights  
**LIST DATE:** 04/11/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,605  
**TOTAL BEDS:** 3  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 0.07  
**LOT SIZE (SQFT):** 3,223

## INTERIOR FEATURES

### FIREPLACE:

- Gas

### FLOOR COVERINGS:

- Stone
- Terrazzo
- Wood

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- ElectricOven
- GasRange
- Microwave
- SomeCommercialGrade
- VentedExhaustFan

## EXTERIOR FEATURES

### STYLE:

- ContemporaryModern

### PARKING:

- Covered
- Carport
- DirectAccess
- DoorSingle
- ElectricGate
- Garage
- GarageDoorOpener

### ROOF TYPE:

- Metal

### SIDING:

- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Elevator
  - KitchenIsland
  - OpenFloorplan
  - Pantry
  - WalkInClosets
  - WiredForSound
- 

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