

CENTURY 21[®]

Judge Fite Company



1 CHURCHILL DOWNS

DUNCANVILLE, TX 75116



\$1,100,000



7,417 sqft



5 beds



6 baths

DESCRIPTION

Situated among rolling hills of the prestigious Thoroughbred Hills Community, this extraordinary 7,417 sq ft 1 Churchill Downs Estate feels like a private retreat. As you arrive, wide, quiet streets named after the Kentucky Derby set the tone for postcard-perfect views of the neighborhood. This exquisite neighborhood is known for wide, hilly streets, large properties, and a quiet, peaceful feel. Conveniently located only 20 minutes from downtown Dallas with access to major highways, the neighborhood feels like a retreat to enjoy peaceful morning walks and opportunities for birdwatching. With 5 spacious bedrooms, 5.5 baths, a game room, gym, entertainment room with a bar, luxury media room, 2500 sq. feet terrace with gazebo, and 3-car garage, this remarkable property supports comfort and lifestyle. Inside this extravagant living retreat, you will find artistic hand-crafted woodwork throughout and an expansive, flowing layout that creates a home that is both grand and warm. Start your morning on a charming balcony overlooking lush greenery or on the main terrace surrounded by nature. Evenings unfold in your own private entertainment level, complete with a large, fully equipped bar area, built-in sound system, karaoke, dance floor, movie theater, spectacular terrace, elevator, and plenty of extra parking for the guests. The home features two gas fireplaces, including one in the living area and a second in the private primary suite. Upstairs, you will find 4 bedrooms, an office with plenty of space for studying or homeschooling, a family room, and a terrace balcony. This bespoke estate is in proximity to a variety of premier shopping malls, grocery stores, and multiple schooling options, including public, private, and charter schools. This Coveted Community features a separate gated entrance and a 24-hour surveillance camera system. It is a rare find, offering an exceptional retreat with tranquility, privacy, and space.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21235219

YEAR BUILT: 2001

COUNTY: Dallas

TRACT OR SUBDIVIION: Thoroughbred Hills

LIST DATE: 05/09/2026



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AREA:

SQUARE FEET: 7,417

TOTAL BEDS: 5

FULL BATHS: 5

HALF BATHS: 1

ACRES: 0.63

LOT SIZE (SQFT): 27,312

INTERIOR FEATURES

KITCHEN:

- HomeTheater

APPLIANCES:

- Dryer
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- Washer

FIREPLACE:

- Gas

VIRTUAL TOUR:

- [View virtual tour](#)

FLOOR COVERINGS:

- Hardwood

EXTERIOR FEATURES

STYLE:

- English
- Detached

PARKING:

- AdditionalParking

ROOF TYPE:

- Shingle

YARD/GROUNDS:

- Balcony

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- None

FOUNDATION:

- Combination
- Other
- Slab

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Electric
- NaturalGas

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- Elevator
- GraniteCounters
- OpenFloorplan
- Pantry
- PanelingWainscoting
- NaturalWoodwork
- WalkInClosets
- WiredForSound

COMMUNITY:

- Gated

LISTED BY: Maryna Montano 

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BROKERED BY: C21 Fine Homes Judge Fite